



39 Lordsfield Gardens, Overton, Basingstoke, RG25 3EW
Asking Price £650,000



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PROPERTY DESCRIPTION BY Mr Nick King

Located within walking distance of Overton Primary and Junior School, along with the mainline railway Station, sits this stylish and contemporary four bedroom home.

The accommodation comprises of; entrance hall with cloakroom, study, living/dining room, modern kitchen, utility room, four bedrooms and family bathroom.

The well manicured southerly aspect garden is predominantly laid to lawn, with mature borders, patio and gated side access. The property further benefits from an EV Charging Point and garage with courtesy door to the garden.



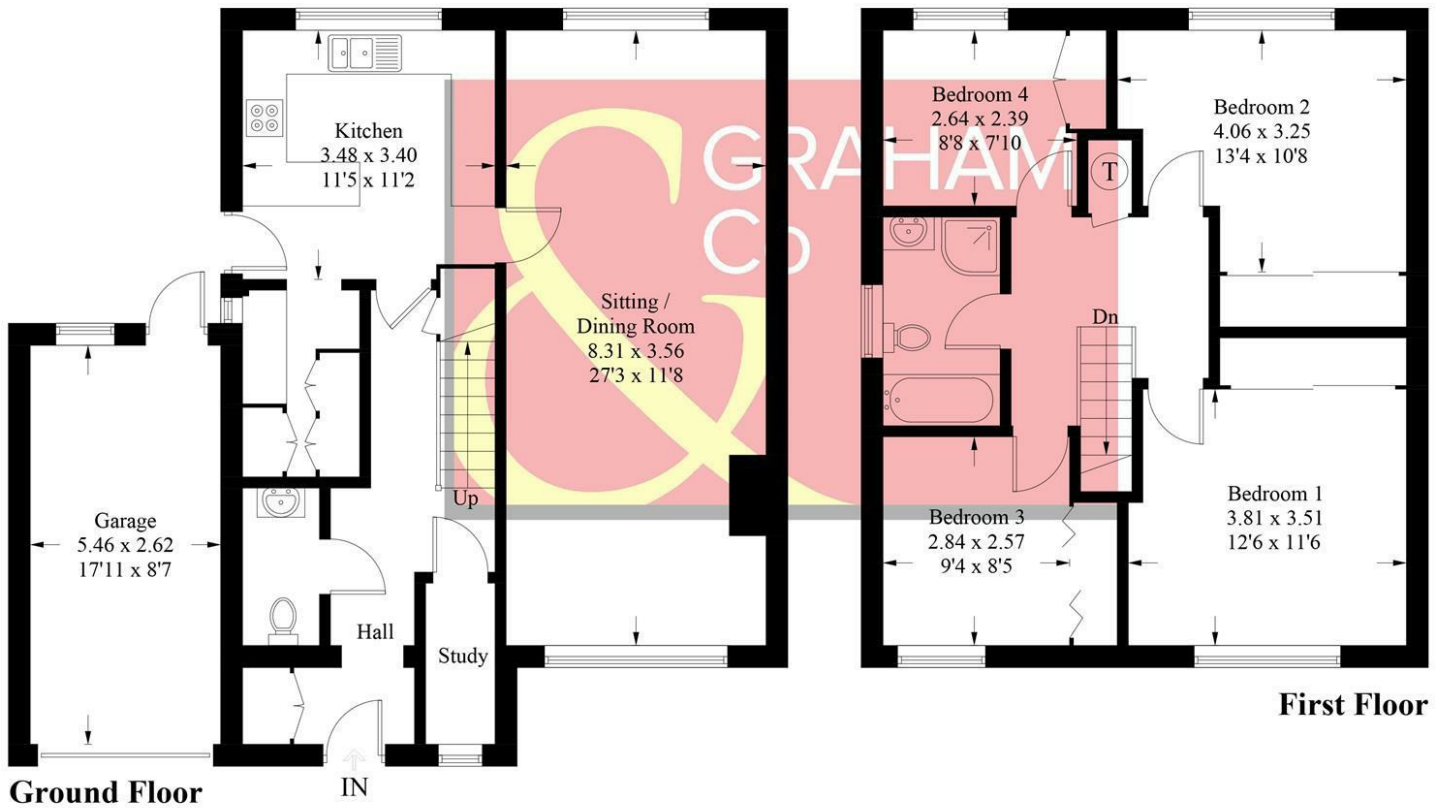


Overton is an attractive village between Andover and Basingstoke with good facilities and the River Test running through the village. There are amenities which include a supermarket, butchers, baker, dentist, surgery, restaurants, public houses, a church, well regarded schooling and (near the house) a main line railway station with service to London (Waterloo). Basingstoke and Andover are about 8 miles with a wider range of shopping and recreational facilities, the latter having two sports centres, two multiplex cinemas, museums, an ice rink and ten pin bowling etc. The M3 motorway can be accessed at junctions 6 and 7, whilst the A303 and A34 main roads are accessible.



Lordsfield Gardens, RG25

Approximate Gross Internal Area = 125.0 sq m / 1345 sq ft
 Garage = 14.3 sq m / 154 sq ft
 Total = 139.3 sq m / 1499 sq ft



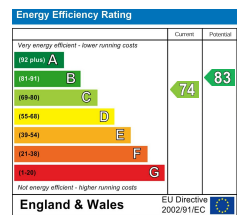
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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1075463)

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