



4 Edneys Walk, Overton, Basingstoke, RG25 3FB
Guide Price £720,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Built by the reputable Bellway homes in a quiet cul de sac on the sought after Overton Hill development situated on the eastern side of Overton Village, The accommodation itself boasts over 1700 square feet of living space and comprises an entrance hall, cloakroom, living room with a bay window, study, utility room and a kitchen/diner come family room stretching over 30 feet long and perfect for hosting. Upstairs hosts four double bedrooms, two of which have en suite shower rooms. There is a four piece suite family bathroom with a separate shower cubicle inclusive. Outside there is a generously sized family garden with an extended patio area and a courtesy door through to the garage. The property is ideally located with immediate access to beautiful walks around Overton Hill, ideal for joggers and dog walkers as well as a cut through access to the train station which is just a ten minute walk away.



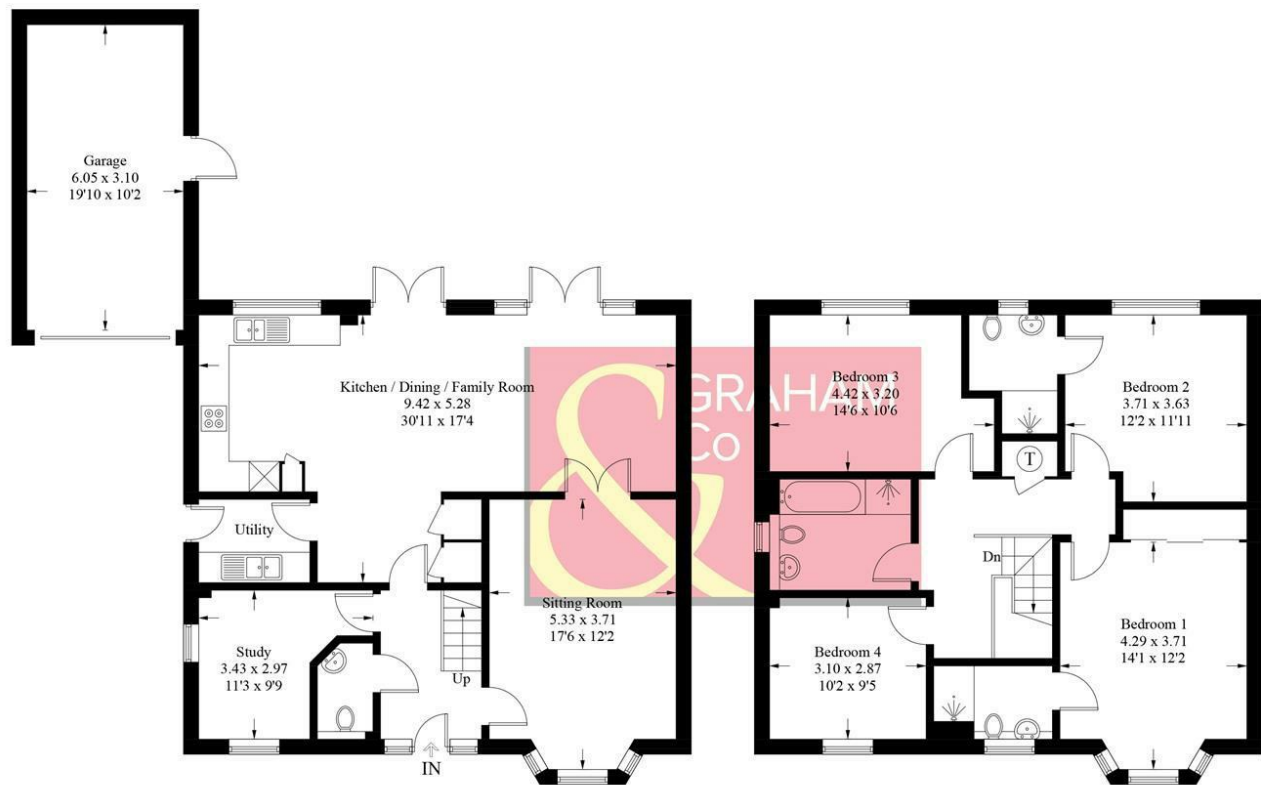


Overton is an attractive village between Andover and Basingstoke with good facilities and the River Test running through the village. There are amenities which include a supermarket, butchers, baker, dentist, surgery, restaurants, public houses, a church, well regarded schooling and a main line railway 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.



Edneys Walk, RG25

Approximate Gross Internal Area = 161.4 sq m / 1737 sq ft
Garage = 18.9 sq m / 203 sq ft
Total = 180.3 sq m / 1940 sq ft



PRODUCED FOR GRAHAM AND CO

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 (ID1157564)

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	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		92
(81-94) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: F



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.