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George Street, Brookvale, Basingstoke

Guide price £375,000

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## Key Features

- > Three/four bedroom extended older style property
- > Favoured Brookvale location
- > Four bedrooms (fourth bedroom accessed via third bedroom)
- > Open plan living room/diner
- > Modern fitted kitchen
- > Family bathroom
- > South facing rear garden
- > Outbuilding/shed plus external WC in the garden

## PROPERTY

An extended four-bedroom family home with no forward chain, situated at the heart of Brookvale. Having been extended to the rear over two storeys, with a lovely south facing rear garden and useful outbuilding, the property offers versatile accommodation. The property has been very well maintained over many years of ownership.

## GROUND FLOOR

As you enter the property, an entrance vestibule provides access to the open plan living/dining room, which has a lovely bay window to the front, providing a wide aspect to the street with all its character. The rear portion of this room provides a spacious dining area with garden aspect to the rear and access to the kitchen/breakfast room.





The kitchen is fitted with high quality units, worktops and appliances and has a bright outlook to outside. A door from here serves the main ground floor shower room and there is also a door to the garden.

## **FIRST FLOOR**

Upstairs, there are four bedrooms. The main bedroom is at the front of the house with a bright aspect to the front. The two-storey extension has created an extra bedroom (which is accessed through another bedroom but could be separated fairly easily with a stud wall). There is also loft access from the first floor providing storage.

## **OUTSIDE**

The property boasts a pleasant south facing rear garden laid to patio paving with a raised border to the side. There is a useful outbuilding which could be used as a shed, general purpose garden store, or possibly even be adapted into a home office facility. There is an external WC on the back of the property. A pathway exists towards the rear boundary providing access from the garden to the street.

Overall, this property is an exceptional family home, offering ample space, modern features, and traditional design elements. Its convenient location and impressive list of features make it a must-see property for anyone looking for a three-bedroom family home close to the town centre in Basingstoke.

## **LOCATION**

Situated in Brookvale, the property offers easy access to the town centre as well as many additional retail amenities and services which are located nearby including Milestones Museum, the Leisure Park, Morrisons superstore and Basingstoke College of Technology, all of which are within easy walking distance. Road links are immediately at hand to access the wider town facilities and roads, including the A33 towards Reading and M3 towards London.





The town centre also has a main line railway station with a fast train to London-Waterloo in approximately 45 minutes.

**LOCAL AUTHORITY** Basingstoke & Deane

**COUNCIL TAX:** Band C

**TENURE:** Freehold

**EPC:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		









Ground Floor



Floor 1

Approximate total area<sup>m</sup>

1065.96 ft<sup>2</sup>

99.03 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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