

Property details approval form

7 Esher Close, Basingstoke, Hampshire, England, RG22 6JP

Date: 23 April 2024

Property Ref and Version: BTK313497 - 0007

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£495,000

Tenure: Freehold

○ Key Features

- > Energy Rating: E
- > Contemporary Detached Family Home
- > Three Bedrooms
- > Stunning Kitchen Diner
- > Conservatory
- > Downstairs Cloakroom
- > Modern Four Piece Bathroom Suite
- > Landscaped Rear Garden
- > Driveway Parking & Garage

○ Short Description

Situated in Esher Close is this very well presented and contemporary, three bedroom detached home. The property features a kitchen diner, living room, conservatory, modern bathroom, landscaped rear garden, driveway and garage.

○ Long Description

Offered to the market is this charming and contemporary, detached family home. The ground floor comprises of an entrance lobby, cloakroom, internal hallway, stunning kitchen diner, living room with gas fireplace and spacious conservatory. The upstairs consists of two double bedrooms, one single bedroom and a very modern four piece bathroom suite. Externally, the property benefits from a lovely landscaped rear garden with matured trees and shrubs, driveway parking for up to five cars and an integral garage.

The home is located on the quiet lane of Esher Close, nestled just off Pack Lane between the Berg Estate and South Ham. The local area offers a Doctors Surgery, Dentist, Pharmacy, convenience stores, supermarkets, retail parks and schools for all ages. Basingstoke's Town Centre is just 2 miles from the property and houses the Festival Place Shopping Centre, The Malls and mainline train station with a direct line to London Waterloo. Also the Basingstoke Leisure Park is only a mile away which offers restaurants, a cinema, ice rink, swimming centre and bowling alley. The M3, A33 and A339 are all easily accessible via car, offering plenty of travel links.

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○ Directions

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○ Room Description

Entrance Lobby

Double glazed window to side aspect, large storage cupboard, door to hallway and door to:

Cloakroom

Low level WC, wash hand basin and double glazed frosted window to front aspect.

Hallway

Stairs to first floor, under stair storage cupboard, double doors to living room and door to:

Kitchen Diner

18' 9" max x 9' 5" max (5.71m max x 2.87m max)

Work surfaces with cupboards and drawers under and cupboards over, sink with mixer tap, fitted five ring electric hob with extractor hood over, integrated double electric oven, space for dishwasher, space for washing machine, integrated upright fridge freezer, double glazed window to rear aspect and door to:

Conservatory

19' 3" max x 12' 8" max (5.87m max x 3.86m max)

Brick built with wrap around windows, double glazed French doors to rear garden and double doors to:

Living Room

17' 4" max x 11' 8" max (5.28m max x 3.56m max)

Double glazed window to front aspect, gas fireplace and double doors to hallway.

First Floor Landing

Double glazed window to front aspect, airing cupboard and doors to:

Bedroom One

17' 5" max x 11' 8" max (5.31m max x 3.56m max)

Double glazed window to front aspect, double glazed window to rear aspect, built in wardrobes, drawers, overhead cupboards, bedside tables and vanity.

Bedroom Two

11' 8" max x 9' 4" max (3.56m max x 2.84m max)

Double glazed window to rear aspect and built in wardrobe.

Bedroom Three

9' 5" max x 6' 11" max (2.87m max x 2.11m max)

Double glazed window to rear aspect.

Bathroom

Panel enclosed bath, walk in shower cubicle, low level WC, vanity wash hand basin, heated towel rail, underfloor heating and two double glazed frosted windows to side aspect.

Outside

Rear Garden

Part decking with remainder laid to lawn, matured trees and shrubs, wood panel fence enclosed with gate for access to front and door to garage.

Parking

The property benefits from driveway parking for up to five cars.

Garage

17' 9" max x 7' 11" max (5.41m max x 2.41m max)

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○ Room Description

Electric up and over door with light and power, house boiler and house alarm electrics.

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○ Property Images



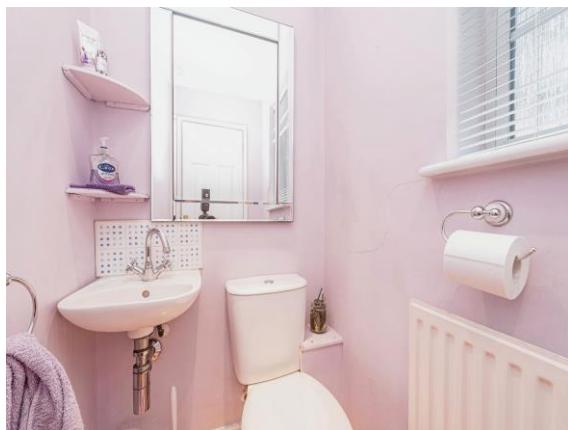
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○ Floor Plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

○ Approval

Signature

Date

Kai Mears		
Emily Batchelor The Px Hub		