



**Connells**

Upton Crescent  
Oakridge Basingstoke





## Property Description

ANNEX POTENTIAL - An extended 4/5 bedroom semi-detached house which features a REFITTED kitchen/breakfast room, lounge, conservatory, DOWNSTAIRS CLOAK/UTILITY ROOM, en-suite shower room to master bedroom, driveway parking for THREE CARS leading to a garage.

Situated in the popular residential area of Oakridge, this property benefits from close proximity to the Basingstoke Bus Station and the mainline Train Station to London Waterloo. Basingstoke's Town Centre is just one mile away, housing the Festival Place shopping centre which has a wide variety of shops, restaurants, bars, entertainment and leisure facilities, including a Vue Cinema. There are a number of parks located around the centre of town, including the War Memorial Park and Eastrop Park providing opportunity for walks and fresh air. The local area has convenience stores, a post office, Pharmacy, Junior School, Nursery, take away services and a pub. There is easy access to the A30 to Reading and the M3 via car, offering a number of travel links.

## Double Glazed Glass Panel Door

## Entrance Hall

Large walk in storage cupboard, under stairs storage cupboard, stairs to first floor, doors to:

## Lounge

13' max x 12' 9" max ( 3.96m max x 3.89m max )

Double glazed sliding door to:

## Conservatory

10' 4" x 10' 1" ( 3.15m x 3.07m )

Part brick and part double glazed windows, double glazed French door to rear garden, radiator, power and light

## Kitchen/Diner

22' 7" max x 10' 2" ( 6.88m max x 3.10m )

Roll top work surfaces with cupboards and drawers under and cupboards over, fitted five ring gas hob with hood over, fitted electric double oven, one and half bowl sink with drainer and mixer tap, double glazed window to front aspect, double glazed French doors to rear garden, cupboard housing water softener, space for upright fridge freezer, door to:

## Inner Hallway

door to garage, doors to:

## Bedroom 5

10' 4" x 9' 8" ( 3.15m x 2.95m )

Double glazed windows to rear and side

aspect, double glazed glass panel door to rear garden

### Utility/Cloakroom

6' x 5' 5" ( 1.83m x 1.65m )

Stainless steel sink with drainer and mixer tap, space for washing machine under and cupboard under, double wall mounted cupboard, low- level WC, double glazed frosted window to side aspect

### Upstairs

#### Landing

Double glazed window to front aspect, linen cupboard, storage cupboard, doors to:

#### Bedroom 1

11' x 10' 5" not into door recess ( 3.35m x 3.17m not into door recess )

Two double glazed windows to rear aspect, triple wardrobe with mirrored sliding doors, door to:

#### En-Suite Shower Room

Fully tiled shower cubicle, pedestal wash hand basin, low-level WC, part tiled walls, heated towel rail, double glazed frosted window to front aspect

#### Bedroom 2

10' 9" x 11' 5" not into door recess ( 3.28m x 3.48m not into door recess )

double glazed window to rear aspect

#### Bedroom 3

11' 8" x 7' 2" ( 3.56m x 2.18m )

Double glazed window to rear aspect

#### Bedroom 4

8' 4" x 8' 3" ( 2.54m x 2.51m )

Double glazed window to front aspect

#### Bathroom

Panel enclosed bath with mixer tap and shower attachment, shower over, low-level WC, pedestal wash hand basin, part tiled walls, heated towel rail, double glazed frosted window to front aspect

#### Outside

#### Rear Garden

Part patio with steps leading to remainder which is laid to lawn, timber built summer house with power, light and tap, two further outside taps, fully enclosed, gate for side access

#### Parking

Driveway parking for three cars which leads to:

#### Garage

16' x 10' 4" ( 4.88m x 3.15m )

Electric roller door, light, wall mounted gas boiler, radiator, door to inner hallway

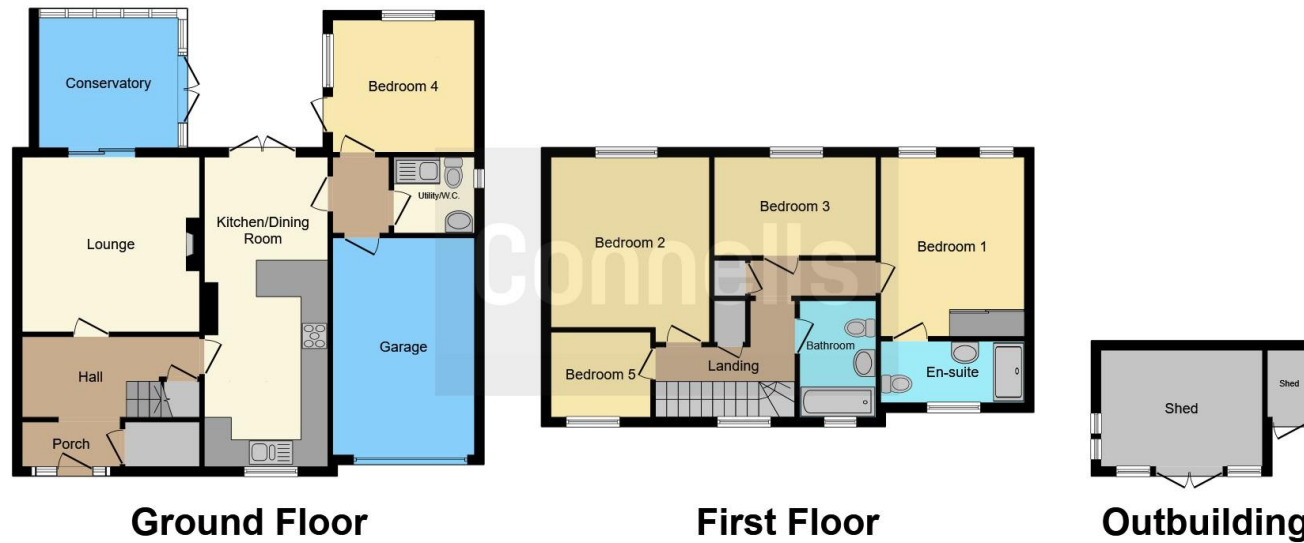












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**EPC Rating: C**

Tenure: Freehold

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