



Cavalier Road, Old Basing, Basingstoke, RG24 7ET  
**Guide Price £600,000**





## Cavalier Road, Old Basing, Basingstoke, RG24 7ET

NO ONWARD CHAIN - CHEQUERS are proud to offer for sale this detached chalet bungalow with a detached double garage, set in the popular village of Old Basing. The property has been extended over the years to offer flexible accommodation over 2 floors and requires viewing to appreciate all on offer. The accommodation includes lounge, dining room, kitchen/breakfast room, utility room, two bedrooms and a shower room on the ground floor with two bedrooms and a family bathroom on the first floor. Further benefits include a generously sized corner plot with detached double garage set to the rear of the garden.

### ENTRANCE PORCH:

Glazed front door, tiled flooring, glazed door to -

### ENTRANCE HALL:

Stairs to first floor, radiator.

### SHOWER ROOM:

Shower cubicle, low level w.c., wash hand basin, tiled flooring.

### LOUNGE:

21'3" max x 17' max (6.48m max x 5.18m max)

Rear aspect, double glazed French doors to garden, feature fireplace, light points, archway to -

### DINING ROOM:

15'3" x 8'4" max (4.65m x 2.54m max)

Rear aspect, parquet flooring, radiator.

### KITCHEN:

12'2" max x 10'4" max (3.71m max x 3.15m max)

Front aspect, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, inset hob with extractor over and oven below, appliance space, tiled flooring, airing cupboard, door to -

### UTILITY ROOM:

10'5" x 7'8" (3.18m x 2.34m)

Front aspect, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit, appliance space, wall mounted boiler, larder cupboard, tiled flooring, meter cupboard, glazed door to side.

### BEDROOM TWO:

11'8" x 10'11" (3.56m x 3.33m)

Front aspect, radiator, built-in wardrobe.

### BEDROOM FOUR:

11'1" max x 8'2" (3.38m max x 2.49m)

Rear aspect, radiator, built-in wardrobe.

### STAIRCASE GIVES ACCESS TO LANDING:

Storage cupboard, radiator.

### BEDROOM ONE:

14'2" max x 13'8" max (4.32m max x 4.17m max)

Rear aspect, radiator, built-in cupboards.

### BEDROOM THREE:

13'3" x 9'5" (4.04m x 2.87m)

Rear aspect, storage cupboards, radiator.

### BATHROOM:

9'1" x 6'6" max (2.77m x 1.98m max)

Rear aspect, coloured suite comprising panel enclosed bath, pedestal wash hand basin, low level w.c., heated towel rail, radiator, tiled surrounds.

### GARDENS:

To the front of the property is a block paved area providing ample parking, mature conifer hedging, outside light. To the rear of the property is a generously sized garden, feature patio leading to lawned area, mature trees and shrub borders, trellising and gate leading for further lawned area with access to shed and detached double garage.

### DETACHED DOUBLE GARAGE:

Up and over door, light and power.

### AGENTS NOTE:

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent

### COUNCIL TAX:

Band E

### MONEY LAUNDERING REGULATIONS:

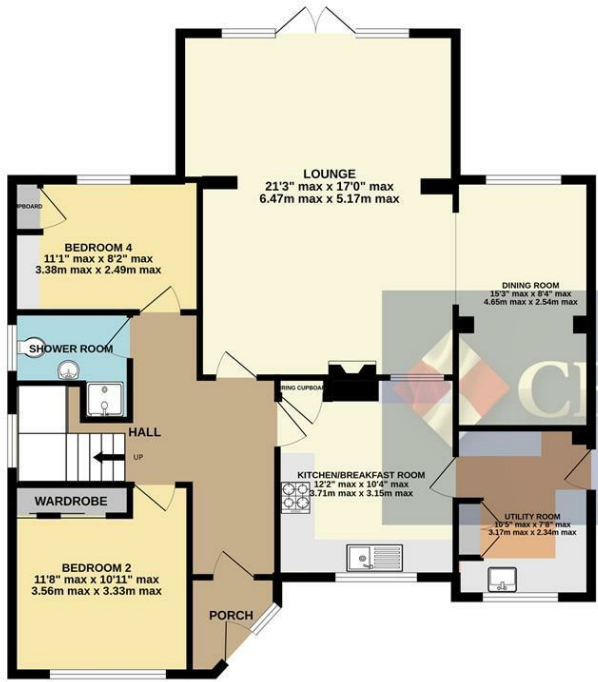
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

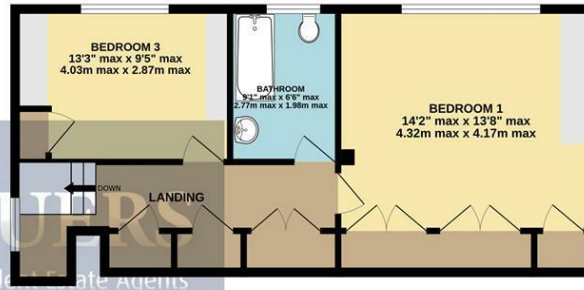
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
1117 sq.ft. (103.7 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



4 BEDROOM CHALET DETACHED

TOTAL FLOOR AREA : 1691 sq.ft. (157.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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