



Kingsmill Road, Harrow Way, Basingstoke, RG21 3JJ
Guide Price **£550,000**



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NO ONWARD CHAIN - CHEQUERS are pleased to offer this detached family home set in a convenient location, close to the town centre. The property boasts a generously sized plot and well balanced accommodation including reception hall, lounge, dining room, study, kitchen/breakfast room, cloakroom, four bedrooms and a shower room. Further benefits include double glazing, gas radiator heating, garage and a landscaped rear garden.

ENTRANCE HALL:

Stairs to first floor, radiator, under stairs cupboard, door to garage.

CLOAKROOM:

Low level w.c., wash hand basin, radiator.

LOUNGE:

19'2" x 11'7" max (5.84m x 3.53m max)

Front aspect, double glazed window, feature fireplace with coal effect fire, wall light points, radiator doors to -

DINING ROOM:

19' x 8'11" (5.79m x 2.72m)

Rear aspect, double glazed French doors to garden, radiator, square archway to -

STUDY:

10'3" x 9'4" (3.12m x 2.84m)

Radiator, door to entrance hall.

KITCHEN/BREAKFAST ROOM:

13'10" max x 9'1" max (4.22m max x 2.77m max)

Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit with mixer tap, integrated oven (not in working order) and hob with extractor over, washing machine, microwave, fridge/freezer, appliance space, spotlights, door to side.

STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space, airing cupboard.

BEDROOM ONE:

15'3" x 10'5" (4.65m x 3.18m)

Rear aspect, double glazed window, radiator, built-in wardrobe.

BEDROOM TWO:

11'2" x 10'5" (3.40m x 3.18m)

Rear aspect, double glazed window, radiator, built-in wardrobe.

BEDROOM THREE:

11'7" x 8'4" (3.53m x 2.54m)

Front aspect, double glazed window, radiator.

BEDROOM FOUR:

10'6" x 8'2" (3.20m x 2.49m)

Front aspect, double glazed window, radiator, built-in wardrobe.

SHOWER ROOM:

8'3" x 5'7" (2.51m x 1.70m)

Side aspect, walk-in double shower cubicle, wash hand basin, low level w.c., tiled surrounds, heated towel rail.

GARDENS:

To the front of the property is a lawned garden with blocked paved driveway, mature hedges and borders, side gate access. To the rear of the property is a generously sized garden enjoying a good level of privacy, feature patio, steps to well maintained lawned area, mature borders, garden shed, outside tap, side access.

GARAGE:

Up and over door, light and power, wall mounted boiler, double glazed window.

COUNCIL TAX:

Band E

MONEY LAUNDERING REGULATIONS:

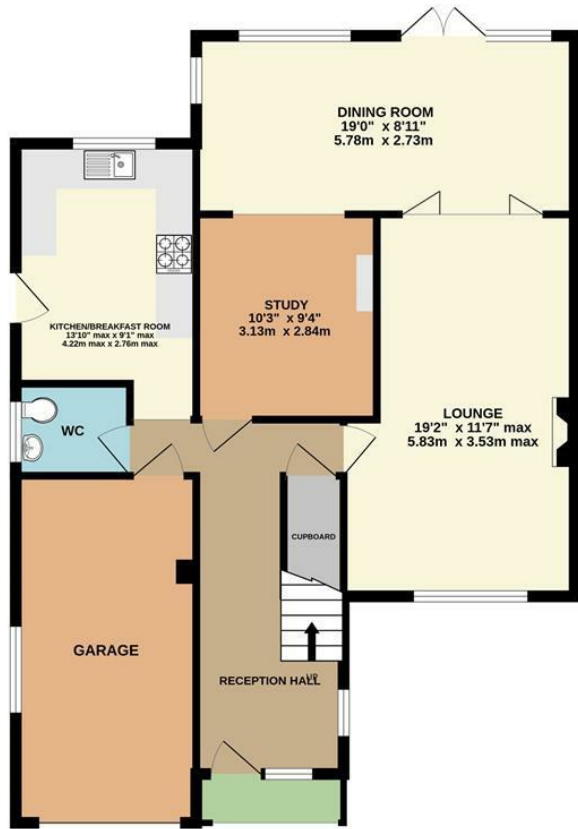
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1487 sq.ft. (138.2 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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Energy Efficiency Rating		Current	Maximum
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Maximum
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

