



Byfleet Avenue, Old Basing, BASINGSTOKE, RG24 7HD  
**Guide Price £750,000**



## Byfleet Avenue, Old Basing, BASINGSTOKE, RG24 7HD

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this substantial detached home situated in the heart of the popular village of Old Basing. The property boasts a generously sized plot combined with well balanced accommodation including 25' lounge, study/family room, 20' kitchen hub, utility room and shower room on the ground floor. A master bedroom with en-suite shower, three further bedrooms and a family bathroom are arranged on the first floor. Further benefits include ample parking to the front and a detached garage to the rear. Prompt viewing is recommended.

### ENTRANCE HALL:

Stairs to first floor, radiator.

### LIVING ROOM:

25'5" max x 18'10" max (7.75m max x 5.74m max)

Double aspect, double glazed bay window to front, double glazed French door to rear garden, feature stone open fireplace, wall light points, under stairs cupboard.

### STUDY/FAMILY ROOM:

13'5" max x 11'5" (4.09m max x 3.48m)

Front aspect, double glazed bay window, wall light points, radiator.

### SHOWER ROOM:

7'11" x 4'10" (2.41m x 1.47m)

Suite comprising shower cubicle, low level w.c., wash hand basin, spotlights, heated towel rail, double glazed window, tiled flooring.

### KITCHEN HUB:

20'10" x 13'4" (6.35m x 4.06m)

Rear and side aspect, double glazed windows, twin double glazed French doors to garden, range of eye and base level units, peninsular breakfast bar with inset hob and extractor hood over, inset single drainer sink unit with mixer tap, built-in oven with cupboards above and below, integrated dishwasher, appliance space, spotlights, tiled flooring.

### UTILITY ROOM:

7'11" x 4'10" (2.41m x 1.47m)

Range of built-in units, roll edged work surfaces, wall mounted boiler, spotlights, appliance space, double glazed door to side.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

### BEDROOM ONE:

11'7" x 11'7" (3.53m x 3.53m)

Front aspect, double glazed window, built-in wardrobes, door to -

### EN-SUITE SHOWER ROOM:

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

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

### BEDROOM TWO:

13'6" x 11'7" (4.11m x 3.53m)

Front aspect, double glazed window, built-in wardrobes.

### BEDROOM THREE:

13'4" x 10'4" (4.06m x 3.15m)

Rear aspect, double glazed window, built-in wardrobes with dressing table.

### BEDROOM FOUR:

11'3" x 9'4" (3.43m x 2.84m)

Double aspect, double glazed window to side, double glazed doors with Juliet balcony.

### FAMILY BATHROOM:

8'4" x 7'6" (2.54m x 2.29m)

Suite comprising panel enclosed spa bath with mixer tap and shower attachment, low level w.c., wash hand basin, tiled surrounds, tiled flooring, spotlights, airing cupboard.

### GARDENS:

To the front of the property is a block paved area with mature hedging, access to the side of the house with further hard standing leading to outbuilding. To the rear of the property is a generously sized garden with feature raised area with balustrades and artificial grass, steps down to lawned garden with stocked borders, ornamental pond, double swing gates give access to -

### DETACHED GARAGE:

With up and over door, light and power, personal door to garden.

### 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:

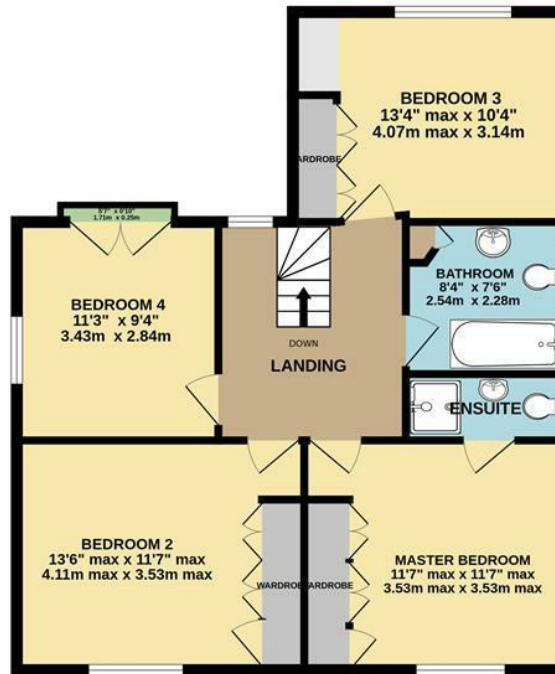
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
878 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



4 BEDROOM DETACHED

TOTAL FLOOR AREA : 1608 sq.ft. (149.4 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	Interest
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
70	80
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Interest
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

