



Sheppard Road, Harrow Way, Basingstoke, RG21 3JL  
**Guide Price £470,000**



**CHEQUERS**  
Independent Estate Agents



## Sheppard Road, Harrow Way, Basingstoke, RG21 3JL

CHEQUERS are pleased to offer this extended four bedroom semi-detached home offering flexible accommodation and located in the popular Harrow Way. The ground floor offers 21' living room leading to dining room, fitted kitchen, cloakroom and access to the 19' garage. there are four bedrooms with an en-suite to the master and a refitted family bathroom arranged on the first floor. Externally there is a block paved driveway leading to the garage and an enclosed low maintenance garden to the rear. (draft particulars - awaiting vendors approval)

### ENTRANCE HALL:

Double glazed front door, two radiators, laminate flooring, stairs to first floor, under stairs cupboard.

### LIVING ROOM:

21' max x 10'8" max (6.40m max x 3.25m max)

Front aspect, double glazed window, feature fireplace, two radiators, laminate flooring, twin bi-fold doors to -

### DINING ROOM:

15'4" max x 6'2" (4.67m max x 1.88m)

Rear and side aspect, double glazed windows, double glazed French doors to garden, radiator, roll edged work surfaces with inset 1.5 bowl sink unit, plumbing for washing machine, open to -

### KITCHEN:

9'1" x 7'10" (2.77m x 2.39m)

Range of eye and base level units, roll edged work surfaces, cooker space with extractor over, door to entrance hall, door to -

### LOBBY:

Double glazed door to garden, door to garage, door to -

### CLOAKROOM:

Rear aspect, double glazed window, low level w.c., wash hand basin, extractor fan, gas fired boiler.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

### MASTER BEDROOM:

19'10" x 7'5" (6.05m x 2.26m)

Front aspect, double glazed window, radiator, access to loft space with light, door to -

### EN-SUITE SHOWER ROOM:

Rear aspect, double glazed window, shower cubicle, low level w.c., vanity unit with inset wash hand basin with cupboards below, radiator, laminate flooring, extractor fan.

### BEDROOM TWO:

11'1" x 9'7" (3.38m x 2.92m)

Front aspect, double glazed window, radiator, laminate flooring.

### BEDROOM THREE:

9'8" x 9'7" (2.95m x 2.92m)

Rear aspect, double glazed window, radiator.

### BEDROOM FOUR:

6'10" max x 6'10" max (2.08m max x 2.08m max)

Front aspect, double glazed window, radiator.

### FAMILY BATHROOM:

6'9" x 6'1" (2.06m x 1.85m)

Rear aspect, double glazed window, refitted and comprising 'P' shaped bath with shower over, glass shower door, vanity unit with inset wash hand basin, inset low level w.c., chrome heated towel rail, extractor fan, tiled flooring, airing cupboard.

### GARAGE:

19'10" x 7'5" (6.05m x 2.26m)

Door to rear lobby.

### GARDENS:

To the front of the property is a block paved driveway for 2 - 3 cars. To the rear of the property is a patio and shingled garden, decked area, ornamental pond, pergola, outside tap and double power point.

### 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.

### MONEY LAUNDERING REGULATIONS:

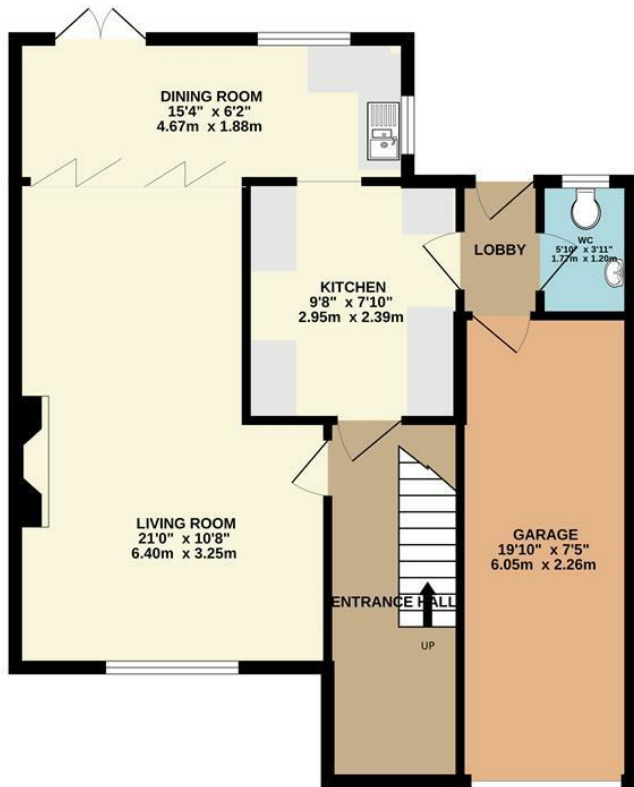
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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



1ST FLOOR



4 BEDROOM SEMI-DETACHED

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	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



