



Upper Chestnut Drive, Kings Furlong, Basingstoke, RG21 8YJ  
**Offers In Excess Of £650,000**





## Upper Chestnut Drive, Kings Furlong, Basingstoke, RG21 8YJ

CHEQUERS are pleased to offer this detached bungalow set in a prime town centre location yet enjoying a generous and private plot. Viewing is recommended to appreciate the rarity of such a bungalow with flexible accommodation currently offering - living room, separate dining room, kitchen/breakfast room, master bedroom with en-suite shower room and dressing room (could be converted back to bedroom 4 if required). two further bedrooms, family bathroom and cloakroom. Further benefits include substantial hedged gardens approached via electric gates, ample parking and a double garage. (draft particulars - awaiting vendors approval).

### ENTRANCE PORCH:

Glazed outer door, steps leading to glazed front door -

### ENTRANCE HALL:

Access to loft space, airing cupboard, storage cupboard.

### CLOAKROOM:

White suite of low level w.c., wash hand basin set in vanity unit, tiled flooring, tiled surrounds.

### LIVING ROOM:

17' x 15' (5.18m x 4.57m)

Rear aspect, feature brick fireplace with coal effect gas fire, French doors to rear garden, wall light points, radiator, double doors to -

### DINING ROOM:

13'2" x 9'3" (4.01m x 2.82m)

Double aspect, double glazed windows, radiator, door to -

### KITCHEN/BREAKFAST ROOM:

19'10" max x 12'7" (6.05m max x 3.84m)

Side aspect, refitted and comprising range of eye and base level units, extensive work surfaces, inset sink unit, cooker point with feature hood over, built-in microwave and wine rack, dishwasher, larder cupboard, feature spotlights, integrated fridge and freezer, steps up to door to garage, glazed door to side.

### MASTER BEDROOM:

14'11" x 9'9" (4.55m x 2.97m)

Double aspect, radiator, archway to dressing room, door to -

### EN-SUITE SHOWER ROOM:

7'7" x 7'1" (2.31m x 2.16m)

Front aspect, modern white suite comprising walk-in

shower with both rain drop head and riser, low level w.c and wash hand basin set in vanity unit, tiled surrounds, tiled flooring, spotlights.

### DRESSING ROOM:

13' x 8'2" (3.96m x 2.49m)

Rear aspect, range of built-in wardrobes, door to hallway. Originally bedroom 4 and could easily be converted back if required.

### BEDROOM TWO:

12'4" x 10' (3.76m x 3.05m)

Rear aspect, double glazed window, radiator.

### BEDROOM THREE:

9'9" x 9'4" (2.97m x 2.84m)

Rear aspect, double glazed window, laminate flooring.

### FAMILY BATHROOM:

7'7" x 7' (2.31m x 2.13m)

Front aspect, double glazed window, white suite comprising panel enclosed bath with mixer tap and shower attachment, shower scree, vanity unit with inset wash hand basin, low level w.c., chrome heated towel rail, spotlights.

### DOUBLE GARAGE:

17'7" max x 14'9" max (5.36m max x 4.50m max)

Electric up and over door, wall mounted boiler, light and power, rafter storage space.

### GARDENS:

The property enjoys a generously sized plot with a good level of privacy. The property is approached via electric gates, driveway parking leading to garage, mature hedging well maintained lawned garden with raised borders, side gate to rear. to the rear of the property is a feature patio with shed to side, feature patio with railings off the lounge, shrub borders, outside tap.

### COUNCIL TAX:

Band F

### MONEY LAUNDERING REGULATIONS:

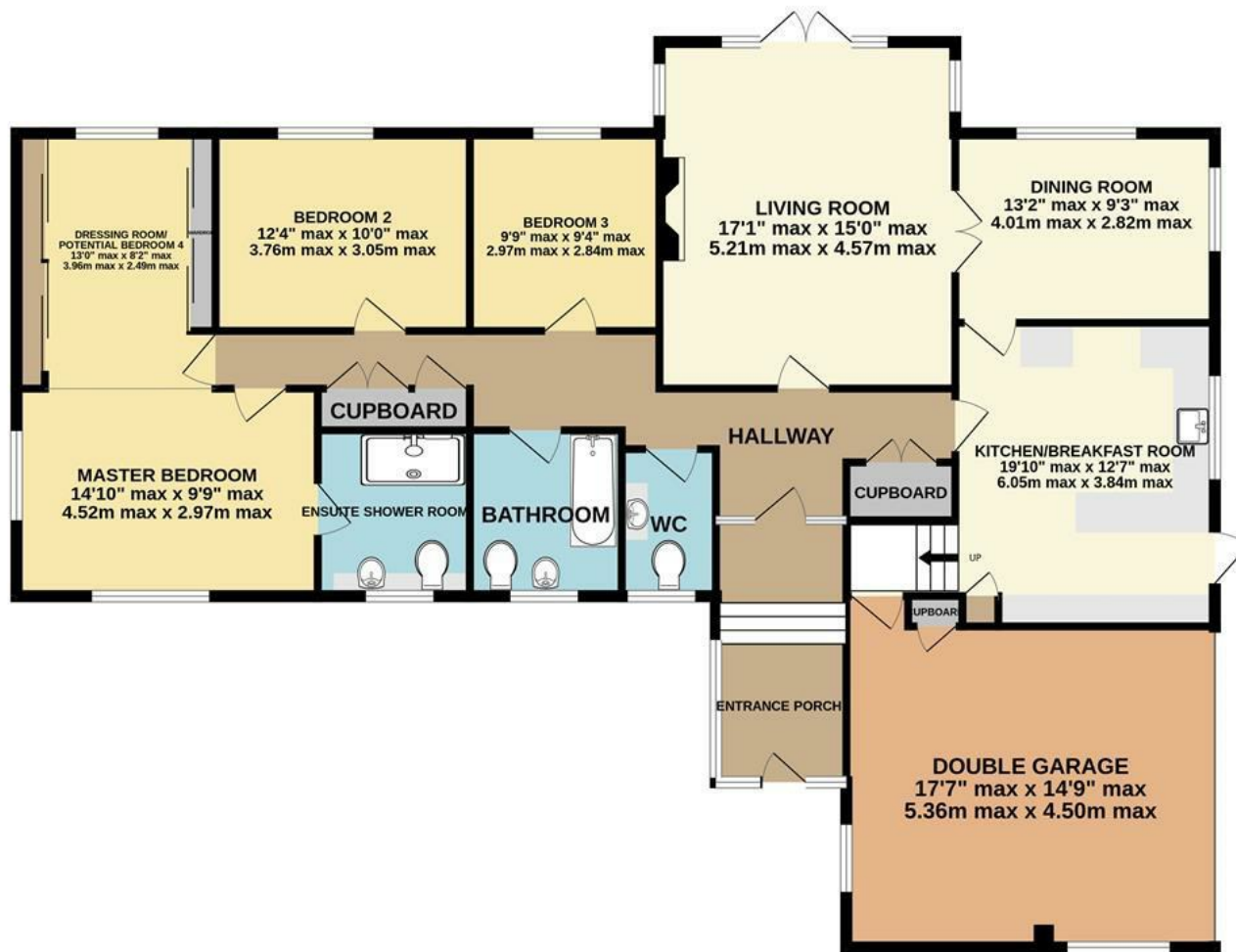
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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 1746 sq.ft. (162.2 sq.m.) approx.



## 3/4 BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA : 1746 sq.ft. (162.2 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 prospective purchaser. The services, systems and appliances shown are to their operability or efficiency ca

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (41-48)	
G (35-39)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (41-48)	
G (35-39)	
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