



Ennerdale Close, Kempshott, Basingstoke, RG22 5HJ

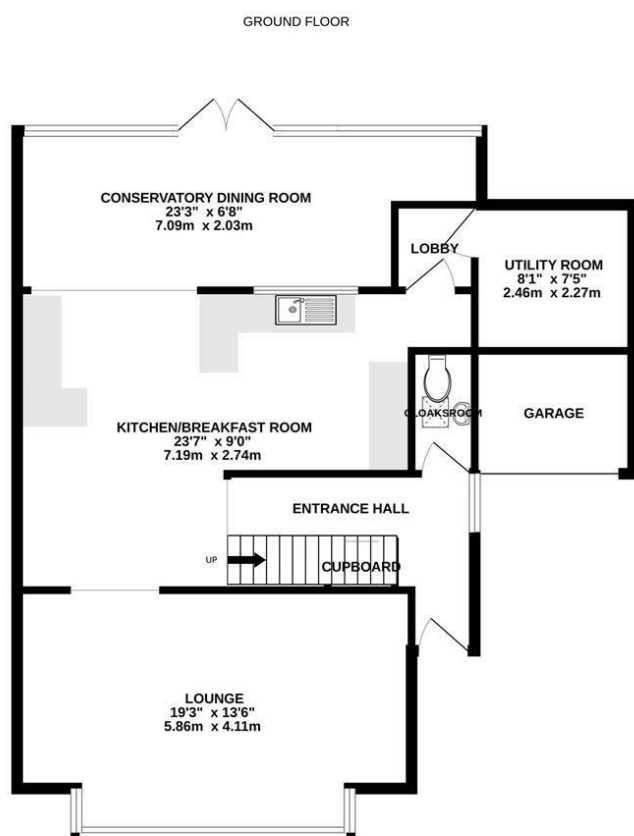
£500,000 - Freehold



Barons Estate Agents are pleased to offer this, in our opinion, extremely well presented family home that has been subject to much improvement by the owners and nestles in a close with views over parkland to the rear. The accommodation to the first floor comprises of 3 double bedrooms, 4 piece bathroom. The ground floor benefits from an entrance lobby leading to the hall, cloakroom, lounge, open plan kitchen / breakfast room, conservatory / dining room. Outside to the front of the property there is a lawned area with mature shrubs and driveway with parking. There is a garage with the rear partitioned and used as a utility room accessed from the kitchen and lobby. The rear garden enjoys a patio, lawn and well stock shrub borders. The garden offers a great deal of privacy and backs on to parkland. Viewing is highly recommended by the owners agents.

Key Points and Features

- 3 Bedrooms
- Refitted 4 Piece Bathroom
- Entrance Hall
- Cloakroom
- Lounge
- Re fitted Kitchen / Breakfast Room
- Conservatory / Dining Room
- Garage / Utility
- Garden



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metroplan ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Location

The property is located in Kempshott to the west side of Basingstoke Town, close to Down Grange Sports facilities and open fields. The other leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is approximately 3.5 miles away and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides gateway access to London, the south and stunning rural scenery in Hampshire. There are well-regarded schools and colleges within the area which include BCOT and QMC. For the countryside lovers there are numerous golf courses and abundant walks and cycle ways close by along with various historical sites.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band E

Viewing Arrangements

Strictly by appointment with Barons Estate Agents

Extra Services

Barons Estate Agents 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.