



Byfleet Avenue, Old Basing, Basingstoke, RG24 7HR

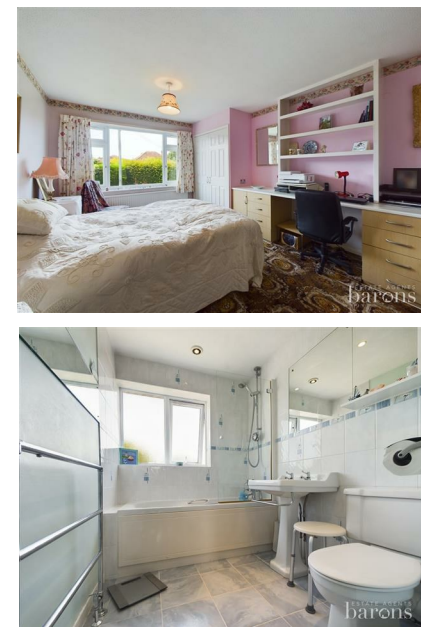
£485,000 Guide price - Freehold



Barons Estate Agents is delighted to offer to the market this rarely available 3 bedroom linked detached family home. The property is situated in the highly sought after village of Old Basing. Internally, on the ground floor the property boasts an entrance hall, lounge, dining room, kitchen, utility and wc. On the first floor there are 3 well proportioned bedrooms and family bathroom. Externally the property offers a front and rear garden, with garage and parking for 2 cars. An early viewing is advised by the owners sole agent.

## Key Points and Features

- Highly Sought After Area
- Lounge
- Front & Rear Gardens
- Linked Detached
- Dining Room
- Garage
- 3 Bedrooms
- Kitchen
- Driveway



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Location

Byfleet Avenue is situated in the highly favored village of Old Basing, the village benefits from local shops, schools, restaurants, and public houses. The village retains a wealth of character together with church and the historic Basing House. Neighboring Basingstoke offers superb travel facilities, including M3, A30 access, mainline Railway Station giving access to London Waterloo in 45 minutes. More extensive shopping facilities are available in Festival Place, local retail parks and leisure facilities.

## Tenure

Freehold

## Local Authority

Basingstoke & Deane Borough Council

## Council Tax

Band E

## Viewing Arrangements

Strictly by appointment only via 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.