



Byfleet Avenue, Old Basing, Basingstoke, RG24 7HD

£600,000 - Freehold

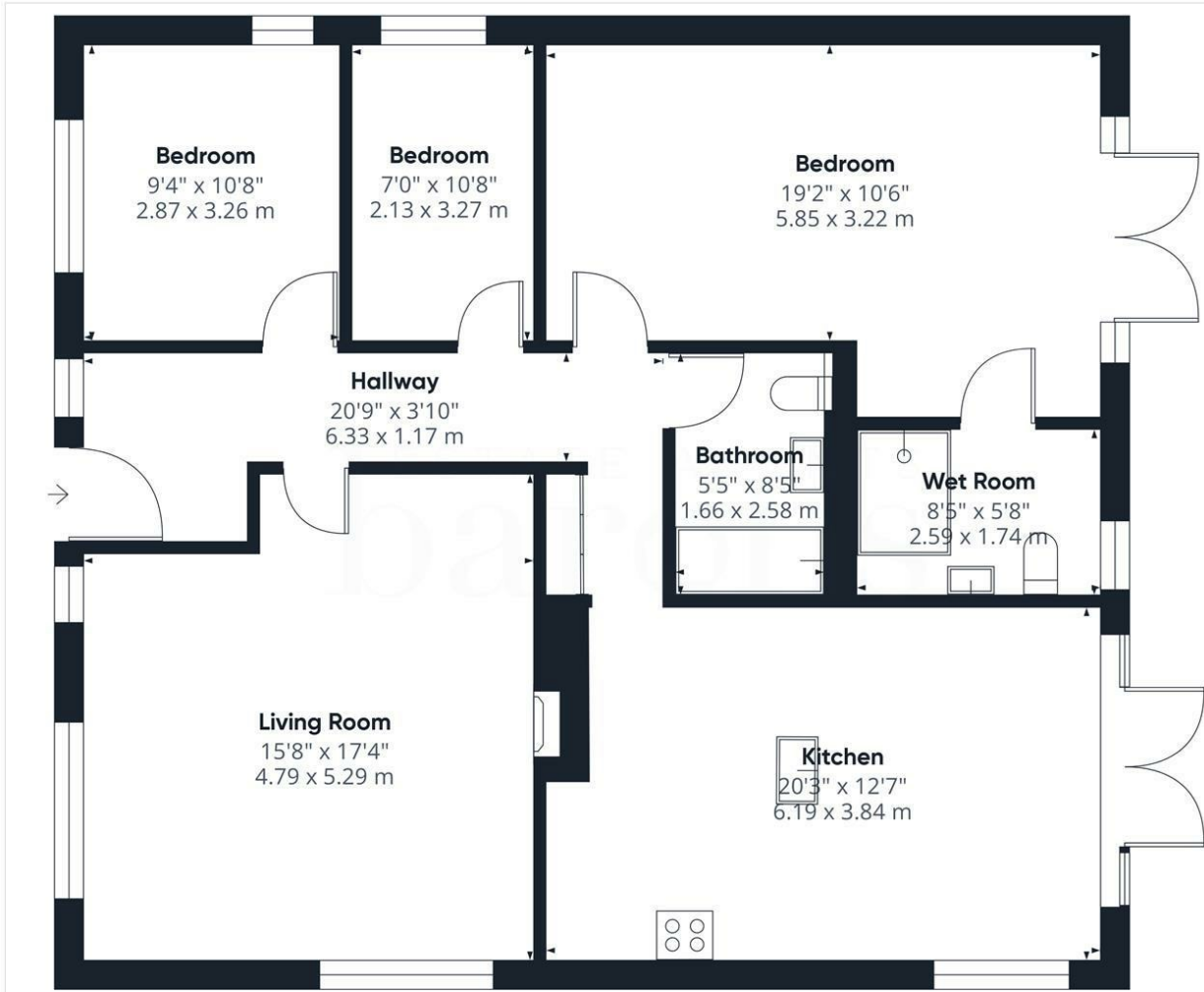




Barons Estate Agents are delighted to present to the market this extended, 3 bedroom detached bungalow, situated in the ever popular village of Old Basing. Externally the property boasts ample driveway parking for a number of cars and a large rear garden. Internally the property features an entrance hallway, kitchen/dining room, living room, three double bedrooms, wet room and family bathroom. Additional benefits include gas central heating, double glazing throughout and further extension potential (subject to planning permission). An early viewing is strongly advised by the vendor's sole agent.

### Key Points and Features

- Detached Bungalow
- Living Room
- Family Bathroom & Wet Room
- Extended
- Kitchen/Dining Room
- Sought After Location
- Three Double Bedrooms
- Spacious Living Room
- Close to Amenities



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Approximate total area<sup>®</sup>  
1144.33 ft<sup>2</sup>  
106.31 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

### Location

Old Basing is situated on the East side of Basingstoke, with highly regarded schools in Old Basing Infants and St Mary's Junior School. It benefits from local shopping facilities and pubs, along with a 5 minute car or bus journey to the Town Centre and train station, with trains to London Waterloo taking 45 minutes. The location provides easy access to the M3 motorway, which in turn offers access to London and the South Coast.

### Tenure

Freehold

### Local Authority

Basingstoke and Deane Borough Council

### Council Tax

Band E

### Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents, Basingstoke.

### 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.