



Upper Farm Road, Oakley, Basingstoke, RG23 7HN

£550,000 - Freehold

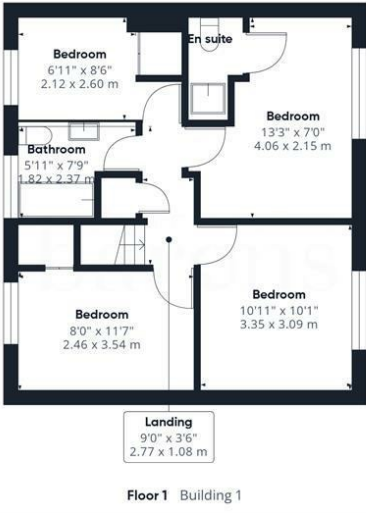




Barons Estate Agents are delighted to present this rarely available four bedroom detached property, offered to the market WITH NO ONWARD CHAIN. The ground floor accommodation comprises of an entrance hallway, cloakroom, a spacious lounge, kitchen, dining room, and study. Upstairs boasts four well proportioned bedrooms, family bathroom and ensuite. Externally, the property features driveway parking, front garden, a garage and private enclosed rear garden. Additional benefits include gas central heating and double glazing throughout. A viewing of this ideal family home would be strongly advised by the vendor's sole agent.

Key Points and Features

- NO ONWARD CHAIN
  - 4 Bedrooms
  - Front & Rear Gardens
- Rarely Available
  - Lounge, Dining Room & Study
  - Sought After Location
- Detached
  - WC, Family Bathroom & En Suite



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Approximate total area<sup>(1)</sup>  
1247 ft<sup>2</sup>  
115.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
  
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

Oakley Village is situated to the west of Basingstoke, and benefits from a country feel but retains all that's required for modern day living. The village benefits from a number of local shops, Infant and Junior schooling and 2 pubs/restaurants, yet is within 3 miles of Basingstoke, Festival Place, the mainline railway station and the M3 motorway.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band F

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.