



Marlborough Gardens, Oakley, Basingstoke, RG23 7AH

£460,000 Guide price - Freehold





Barons Estate Agents are delighted to present this extended, four bedroom semi detached home situated in the desirable village of Oakley. The property has been lovingly cared for by the current owner and is presented to the market in immaculate condition in our opinion. On the ground floor, the accommodation comprises of a welcoming entrance hallway, access to the integral garage, a spacious lounge/dining room, kitchen/breakfast room, utility room, cloakroom, and sun room/snug. Upstairs, there's four bedroom, an ensuite and a modern four piece family bathroom. Externally, the property offers a front garden, ample driveway parking, and enclosed rear garden. Additional benefits include gas central heating, double glazing throughout, and NO ONWARD CHAIN. A viewing of this ideal family home would be strongly advised by the vendor's sole agent.

### Key Points and Features

- Extended Family Home
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Four Bedrooms
- Family Bathroom & En Suite
- Garage & Driveway Parking
- Spacious Lounge/Dining Room
- Sun Room/Snug
- NO ONWARD CHAIN



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>	75	84
	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

Band D

### 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.