



## Blue Firs, Orchard Road – RG22 6NU

£475,000 Freehold

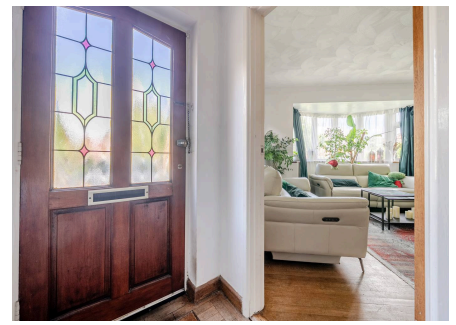
DETACHED BUNGALOW • 2 DOUBLE BEDROOMS • SUBSTANTIAL PLOT • OFF ROAD DRIVEWAY PARKING • GARAGE •  
REFITTED KITCHEN • REFITTED BATHROOM • CLOSE TO AMENITIES

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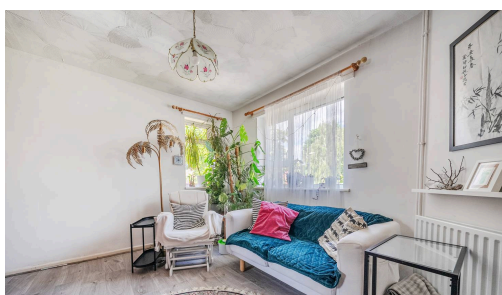
[www.thepropertyexplorer.co.uk](http://www.thepropertyexplorer.co.uk)

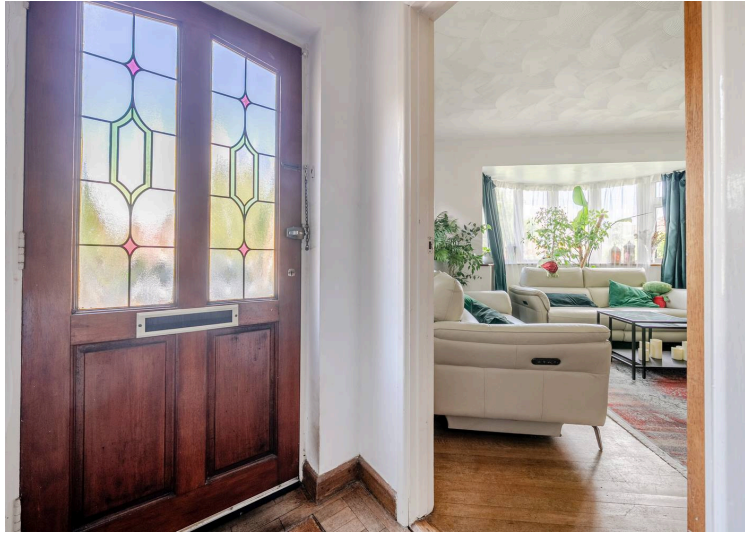
the property  
**explorer**

EXPLORER – A delightful detached two double bedroom bungalow occupying a substantial plot with a private rear garden that offers an excellent degree of privacy, together with a garage and off-road driveway parking. Ideally situated just off Old Worting Road, the property is within a short walk of local shops, supermarkets and leisure facilities at the West Ham roundabout, while also providing convenient access to Basingstoke Town Centre. Basingstoke offers a comprehensive range of leisure, recreational and educational amenities and is superbly positioned for commuters, with Junction 6 of the M3 approximately 4 miles away and fast, frequent rail services to London Waterloo from around 45 minutes. The current owners have thoughtfully improved the property over recent years, including a complete redesign and refit of the bathroom in late 2020, a stylish fully refitted kitchen with new flooring completed in August 2018, and the replacement of the boiler and installation of a water softener in 2020/21. The boiler has also been recently serviced for added peace of mind. Further enhancements include new carpets and flooring in three rooms, together with tasteful cosmetic improvements and redecoration. Viewings highly recommended.



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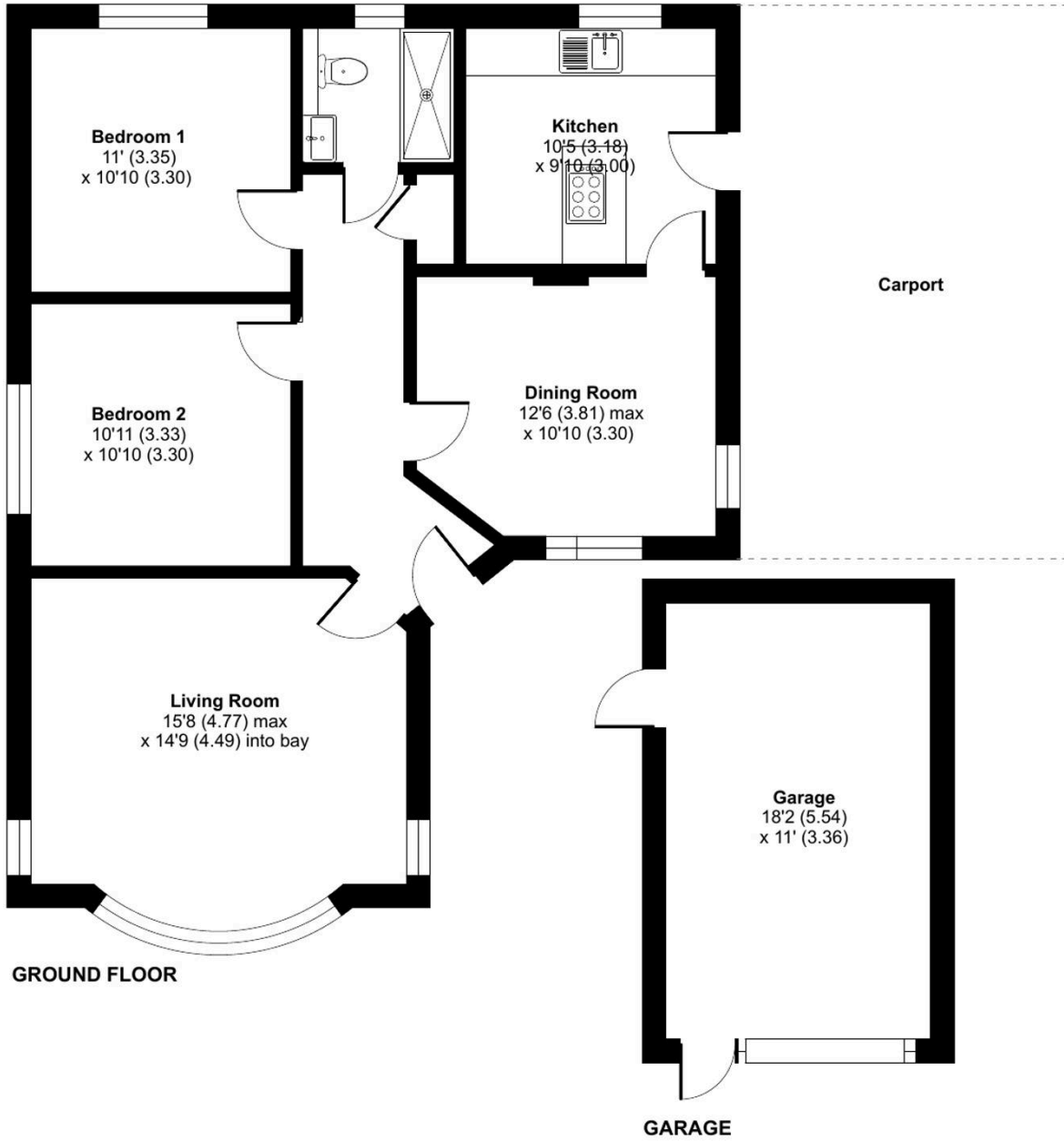
# Orchard Road, Basingstoke, RG22

Approximate Area = 852 sq ft / 79.1 sq m (excludes carport)

Garage = 200 sq ft / 18.5 sq m

Total = 1052 sq ft / 97.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Property Explorer. REF: 1459278