



Cumberland Avenue, Harrow Way, Basingstoke, RG22 4BG

**Guide Price £525,000**



## Cumberland Avenue, Harrow Way, Basingstoke, RG22 4BG

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this extended semi-detached home set in a popular no through road, close to local amenities. The accommodation includes lounge/dining room, conservatory, kitchen, utility room and cloakroom on the ground floor. There are four bedrooms, a bathroom and shower room arranged on the first floor. Further benefits include gas radiator heating, garage, driveway parking and a generously sized rear garden.

### ENTRANCE HALL:

Storage cupboard, stairs to first floor, radiator.

### LOUNGE/DINING ROOM:

23'7" max x 13' max, 10'1" min (7.19m max x 3.96m max, 3.07m min)

Front aspect, double glazed bay window, ornamental fireplace, serving hatch from kitchen, door to -

### CONSERVATORY:

17'6" max x 10' max (5.33m max x 3.05m max)

Double glazed windows, double doors to garden, door to utility room.

### KITCHEN:

15'10" max x 10'3" max, 8' min (4.83m max x 3.12m max, 2.44m min)

Range of eye and base level units, work surfaces, fitted hob with extractor over, fitted oven and cupboards above and below, single drainer sink with mixer tap, appliance spaces, tiled surrounds, storage cupboard, tiled flooring, door to -

### UTILITY ROOM:

9'4" max, 6'2" min x 8'6" max (2.84m max, 1.88m min x 2.59m max)

Appliance space, eye level cupboards, tiled flooring, door to rear garden.

### CLOAKROOM:

Low level w.c., wash hand basin, double glazed window.

### STAIRCASE GIVES ACCESS TO LANDING:

Access to loft space.

### BEDROOM ONE:

13'1" max, 10'6" min x 12'2" max (3.99m max, 3.20m min x 3.71m max)

Rear aspect, double glazed window, radiator.

### BEDROOM TWO:

14' into bay x 11' max, 10'4" min (4.27m into bay x 3.35m max, 3.15m min)

Front aspect, double glazed bay window, radiator, built-in wardrobes.

### BEDROOM THREE:

15'3" max x 9'7" max, 7'10" min (4.65m max x 2.92m max, 2.39m min)

Front aspect, double glazed window, radiator, built-in wardrobe.

### BEDROOM FOUR:

16'5" max x 8'1" max (5.00m max x 2.46m max)

Rear aspect, double glazed window, radiator.

### SHOWER ROOM:

8'2" max x 7'9" max (2.49m max x 2.36m max)

Double glazed window, shower cubicle, low level w.c., vanity unit with inset wash hand basin and cupboards below, tiled surrounds, tiled flooring, radiator.

### BATHROOM:

7'6" max x 5'6" max (2.29m max x 1.68m max)

Suite comprising panel enclosed bath, wash hand basin with cupboard below, w.c., tiled surrounds, tiled flooring, storage cupboard, heated towel rail, double glazed window.

### GARAGE:

With up and over door.

### GARDENS:

To the front of the property is a block paved driveway with shingled areas and flower borders, side access to rear. To the rear of the property is a brick paved patio with steps leading to lawned area, pathway to the rear of the garden with further patio area and astro turf, enclosed to all boundaries.

### AGENTS NOTE:

Where a property has been extended or altered, purchasers should clarify the planning and building regulations via their solicitors or Basingstoke & Deane Borough Council before incurring costs as paperwork is not always available to the agent.

### COUNCIL TAX:

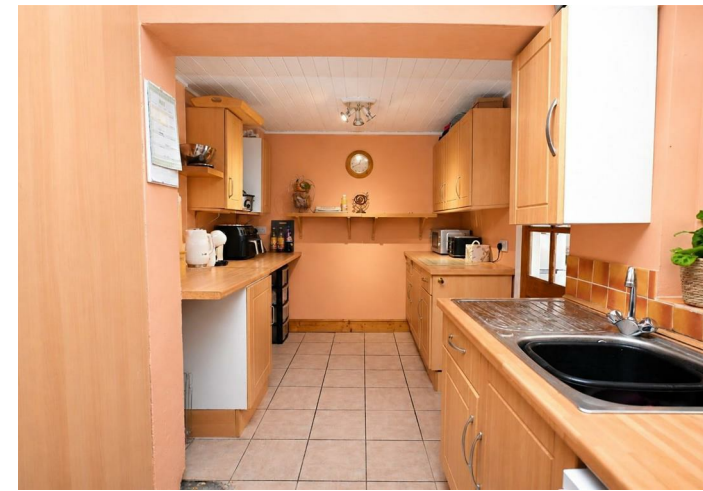
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### MONEY LAUNDERING REGULATIONS:

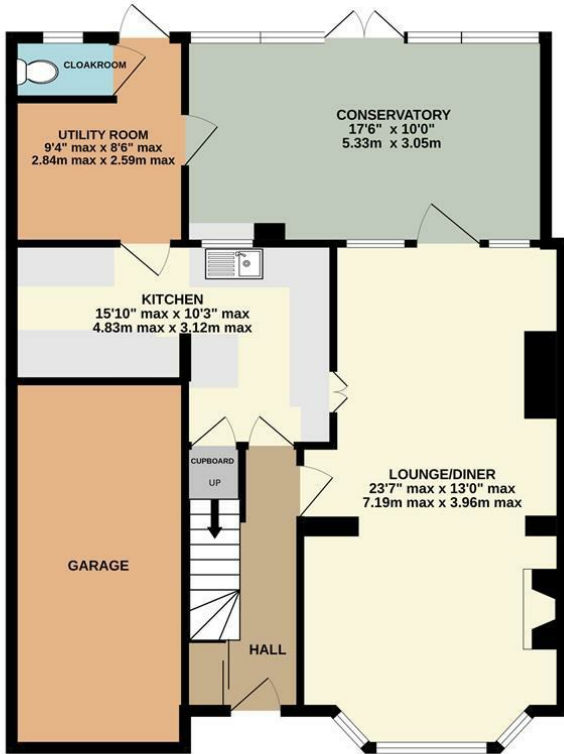
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### REFERRALS:

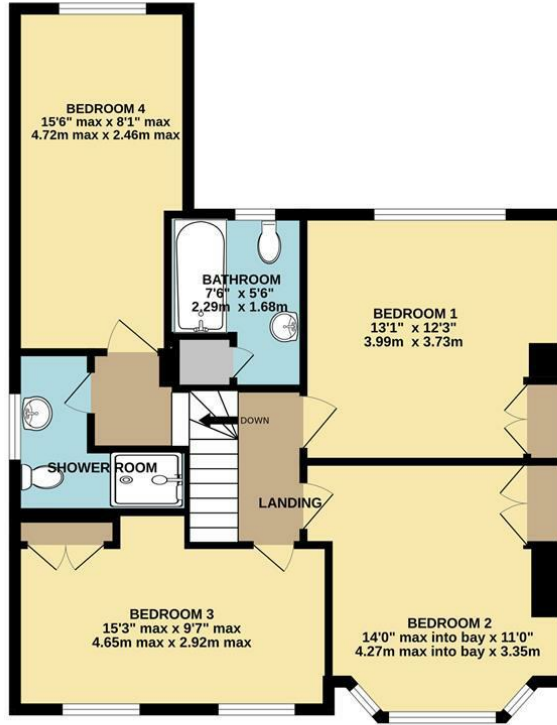
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR  
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 1657 sq.ft. (153.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Interest
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
		71	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Interest
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



