



The Harrow Way Basingstoke RG22 4BE

Winkworth



The Harrow Way

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Accommodation

Hallway
Cloakroom
Living room
Dining room/bedroom four
Garden room
Kitchen/breakfast room
Three double bedrooms
En-suite shower room
Family bathroom
Garage and extensive parking
South facing rear garden

Description

This substantial detached house has plenty to recommend it having generously sized rooms throughout and been the subject of much improvement and updating over recent years and is immaculately presented for sale by the seller.

It is set back behind high electric gates and has extensive secure parking and a large south facing garden to the rear - ideal for those seeking an individual home with privacy.



The house is approached through double electric gates that lead into a large block paved courtyard, perfect for anyone with a caravan, boat or numerous cars. (There is also an electric charging point and a single garage).

The front door leads into a wide central hallway with double doors off to the left leading into the living room, which has an attractive feature fireplace. There is open access through to the garden room that has tri-folding doors out to the rear garden.

The kitchen/breakfast room has been stylishly fitted with white, high gloss, handleless units complemented by contemporary worksurfaces and splashbacks. It has integrated appliances including an induction hob, built-in oven and grill, dishwasher and washing machine.

There is a spacious dining room, which is currently

used as an office and could also be used as a fourth bedroom. Completing the ground floor is the downstairs loo.

Heading upstairs, there is a galleried landing with space for a bookcase or seat under the window.

The main bedroom has a range of fitted wardrobes and bedroom furniture (not shown on the floorplan) with an en-suite shower room that has a large shower cubicle.

Bedrooms two and three are good size 'doubles' with built-in wardrobes in the second.

The family bathroom has a further shower cubicle in addition to the bath.

Externally, the garden to the rear is south facing and has a paved terrace for relaxation and outside dining and beyond this is a wide lawn with a raised timber deck in the far corner.

Heating and hot water are provided by a Worcester gas fired boiler installed around one year ago.



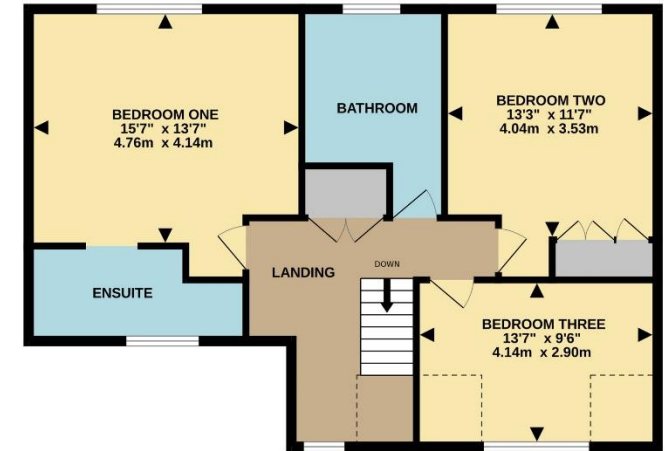
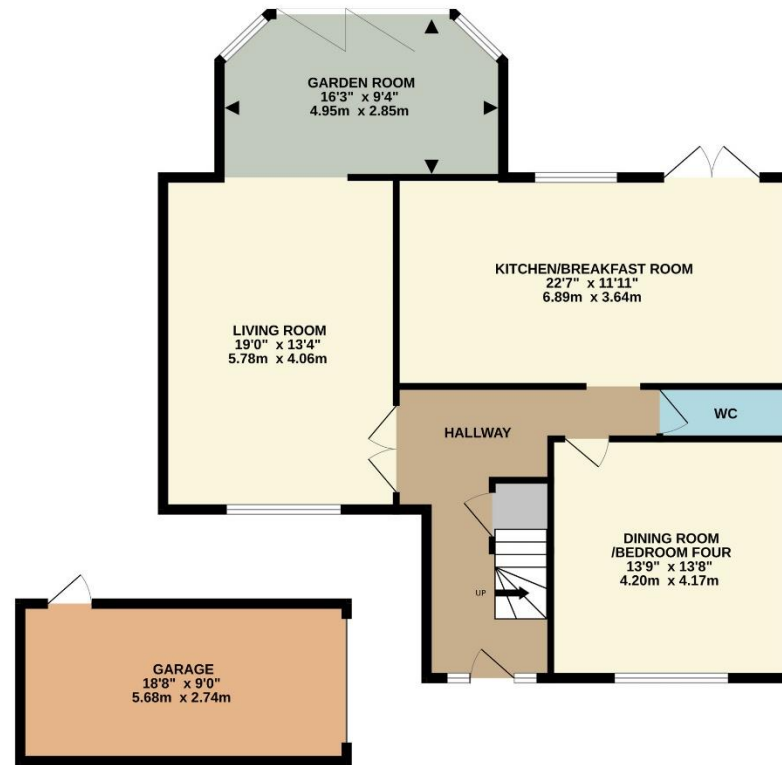
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GROUND FLOOR
1194 sq.ft. (110.9 sq.m.) approx.

1ST FLOOR
808 sq.ft. (75.1 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 2002 sq.ft. (186.0 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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Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE

01256 811730 | basingstoke@winkworth.co.uk

winkworth.co.uk/Basingstoke



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