



Eastfield Avenue, Basingstoke, RG21 4BQ

Winkworth



Eastfield Avenue

Basingstoke, RG21 4BQ

Accommodation

Semi-detached house
Three bedrooms
Extremely sought-after road
Kitchen
Study/bedroom 4
Family bathroom
Downstairs cloakroom
Well maintained gardens
Off road parking
Onward chain secured

Description

A rare opportunity to acquire a three-bedroom semi-detached home in one of Basingstoke's most sought-after roads, ideally positioned for the mainline station and Town Centre, with granted planning permission to create a truly exceptional home.



The ground floor comprises an entrance hall, a spacious lounge which opens through to the dining room, and a fitted kitchen overlooking the garden. There is also a useful study or fourth bedroom, which benefits from a shower cubicle, together with a separate cloakroom and side access to the property.

Upstairs are three bedrooms and a family bathroom. The principal bedroom benefits from built-in storage, while the second bedroom also benefits from enough space for a double bed, plenty of room for storage and is overlooking the garden. Bedroom Three has been thoughtfully converted into a

useful walk-in wardrobe, providing excellent additional storage and dressing space.

Outside, the property enjoys an extremely well-maintained and a particularly private, west-facing garden, with a patio, lawn and well-established borders. There is also a large driveway to the front which is half block-paved and half stone shingle.

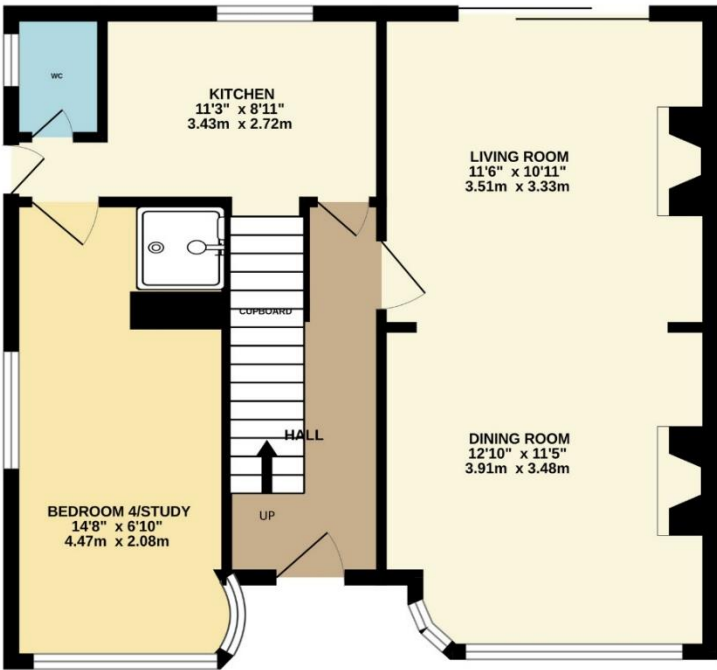
With its character, convenient location, generous garden and granted planning permission, this is an excellent opportunity for a buyer to put their own stamp on a home within easy reach of the Town Centre and mainline station.



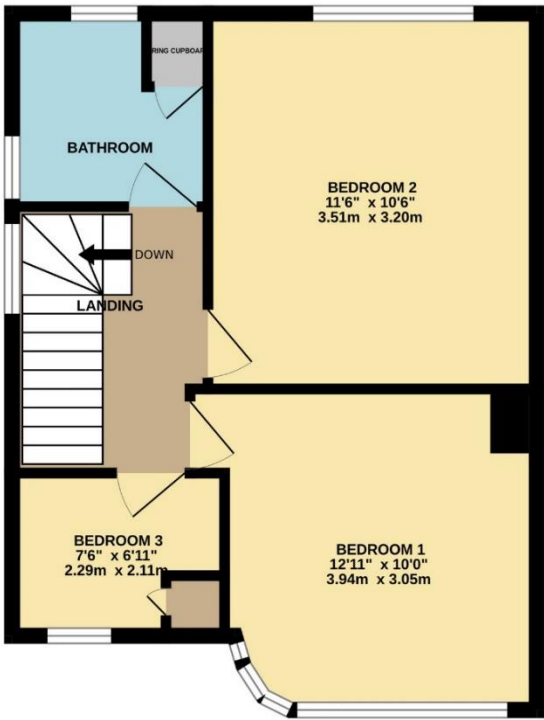
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GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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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