



Midlane Close, Harrow Way, Basingstoke, RG21 3LD
Guide Price £375,000



CHEQUERS
Independent Estate Agents

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CHEQUERS are pleased to market this well presented three bedroom semi-detached home in a sought after area. The property features a refitted kitchen/breakfast room with built-in appliances, 17' x 11' lounge/dining room leading to a landscaped, west facing rear garden. The first floor has three well proportioned bedrooms and a family bathroom. Further benefits include double glazing, gas radiator heating, landscaped gardens and a garage in a nearby block.

ENTRANCE HALL:

Radiator, wall light points, newly laid laminate flooring, stairs to first floor.

REFITTED KITCHEN/BREAKFAST ROOM:

12'8" max x 12'1" max (3.86m max x 3.68m max)

Front aspect, double glazed window, range of eye and base level units, square edged work surfaces and breakfast bar, inset 1.5 bowl sink unit with mixer tap, fitted oven and hob with extractor over, integrated dishwasher and washing machine, appliance space, radiator, laminate flooring.

LOUNGE/DINING ROOM:

17'2" x 11'7" (5.23m x 3.53m)

Rear aspect, sliding patio doors to garden, double glazed window, two radiators, laminate flooring, wall light points.

STAIRCASE GIVES ACCESS TO LANDING:

Double glazed window, access to loft space, radiator.

BEDROOM ONE:

13'2" max x 10' min (4.01m max x 3.05m min)

Rear aspect, double glazed window, built-in cupboard, radiator, laminate flooring.

BEDROOM TWO:

10'7" ma x 8'5" (3.23m ma x 2.57m)

Front aspect, double glazed window, radiator, laminate flooring.

BEDROOM THREE:

8'7" x 7'4" (2.62m x 2.24m)

Rear aspect, double glazed window, radiator, laminate flooring.

BATHROOM:

8'10" x 5'9" (2.69m x 1.75m)

Double aspect, double glazed windows, suite comprising panel enclosed bath with mixer tap and shower attachment, shower screen, vanity unit with inset wash hand basin, low level w.c with concealed cistern, heated towel rail, laminate flooring, inset spotlights.

GARDENS:

To the front of the property is artificial grass, shingled borders, inset paving stones to front door, enclosed by low picket fencing. To the rear of the property is a landscaped garden enjoying a westerly aspect, decked area leading to lawn with shaped barked borders, enclosed by timber fencing, outside light.

GARAGE:

In nearby block with parking in front. 2nd garage to the left with grey roller door.

COUNCIL TAX:

Band D

MONEY LAUNDERING REGULATIONS:

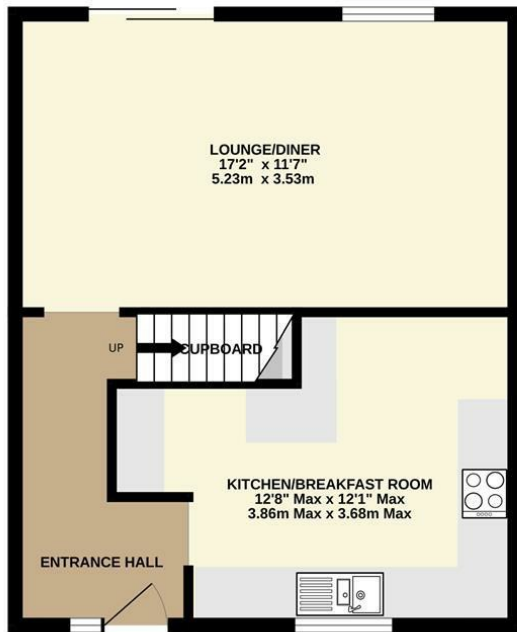
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

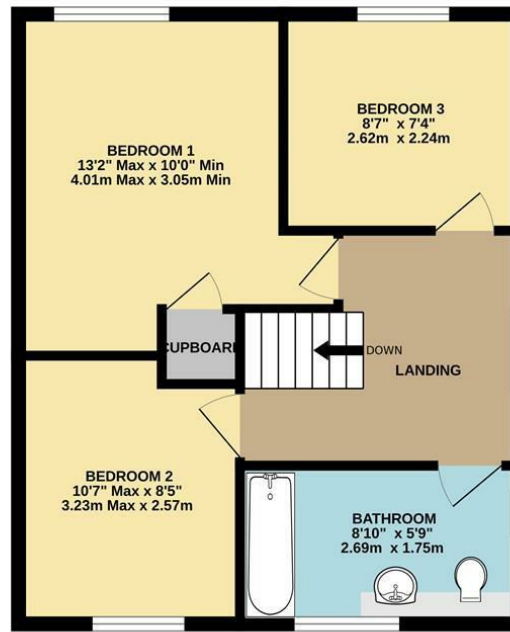
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



GROUND FLOOR



1ST FLOOR



3 BED SEMI-DETACHED

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	Potential
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

7.3 / 7.9

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
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