



Kenilworth Road, Winklebury, Basingstoke, RG23 8JL
Guide Price £485,000



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CHEQUERS are delighted to market this extended and well presented three bedroom detached family home in a popular location. The property features a re-fitted kitchen and bathroom, 20' lounge, 16' dining room and a conservatory/utility room. Externally there is a large driveway with parking for numerous vehicles and a detached double garage. The west facing rear garden has a large decked area and wraps round both sides of the property. (draft particulars - awaiting vendors approval).

ENTRANCE HALL:

Composite double glazed front door, radiator, stairs to first floor, under stairs cupboard, storage cupboard.

LOUNGE:

20'2" x 13'5" (6.15m x 4.09m)

Double aspect, front aspect double glazed window, double glazed French doors to rear garden, feature fireplace with log burner, radiator, laminate flooring, opening to -

DINING ROOM:

16'1" max x 8'2" (4.90m max x 2.49m)

Rear aspect, double glazed French doors to garden, radiator, air conditioning unit.

REFITTED KITCHEN:

13'5" x 9' (4.09m x 2.74m)

Rear aspect, tilt & turn double glazed window, range of eye and base level units, work surfaces, inset sink unit, tiled surrounds, space for cooker with extractor over, plumbing for dishwasher, appliance space, larder cupboard, radiator, double glazed door to -

CONSERVATORY/UTILITY ROOM:

12'6" max x 8'3" max (3.81m max x 2.51m max)

Dwarf wall and UPVC construction, work surfaces with cupboards below, plumbing for washing machine, appliance space, radiator, tiled flooring, double glazed French doors to garden.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:

Cupboard housing boiler, access to loft space.

BEDROOM ONE:

13'6" x 10'11" (4.11m x 3.33m)

Front aspect, double glazed tilt & turn window, built-in wardrobes, radiator, air conditioning unit.

BEDROOM TWO:

13'6" x 9'1" (4.11m x 2.77m)

Rear aspect, double glazed tilt & turn window, radiator, air conditioning unit.

BEDROOM THREE:

7'10" x 6'3" (2.39m x 1.91m)

Front aspect, double glazed tilt & turn window, radiator, over stairs cupboard.

REFITTED BATHROOM:

9'1" x 5'6" (2.77m x 1.68m)

Rear aspect, double glazed tilt & turn window, white suite comprising panel enclosed 'P' shaped bath with raindrop and riser shower over, glass shower screen, vanity unit with inset wash hand basin and low level w.c., heated towel rail, inset spotlights, tiled surrounds.

GARAGE:

19'10" x 17'6" (6.05m x 5.33m)

Twin up and over doors, personal door to garden, light and power.

GARDENS:

The garden to the front is enclosed by a 5 bar gate, gravelled parking for numerous vehicles, gate to rear garden, enclosed by fencing and mature hedging. The rear garden wraps round either side of the house, laid mainly to lawn, large decked area, mature well stocked borders and mature trees, two garden sheds, green house.

COUCIL TAX:

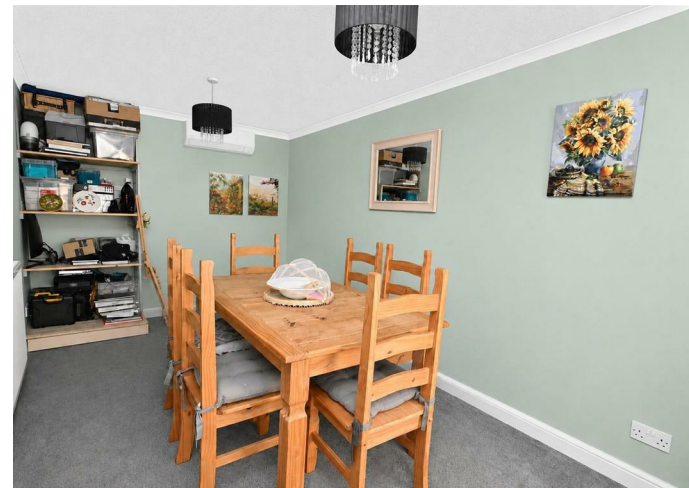
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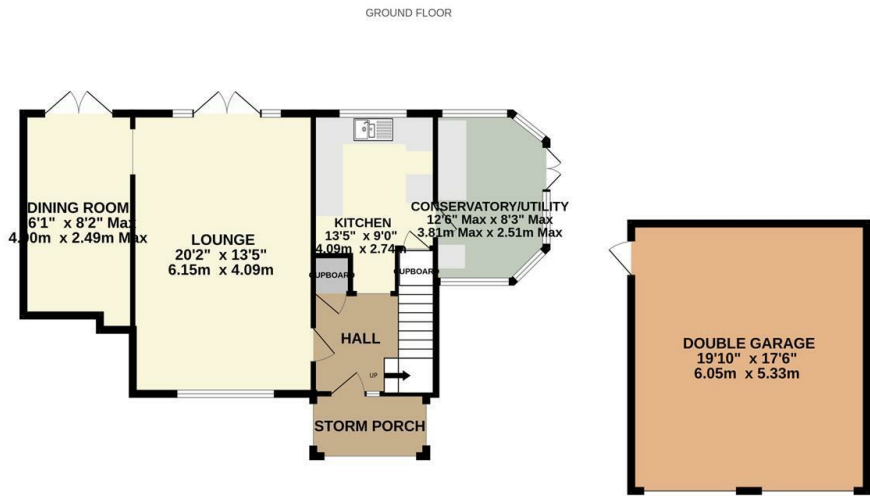
MONEY LAUNDERING REGULATIONS:

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.



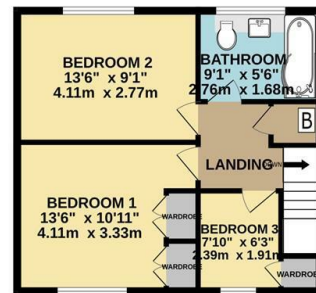


3 BEDROOM DETACHED

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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1ST FLOOR



Energy Efficiency Rating		Current	Minimum
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-64	D		
49-54	E		
41-48	F		
31-39	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Minimum
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-64	D		
49-54	E		
41-48	F		
31-39	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

