



Linden Avenue, Old Basing, Basingstoke, RG24 7HS  
**Guide Price £565,000**



## Linden Avenue, Old Basing, Basingstoke, RG24 7HS

NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this extended detached bungalow, set close to local amenities in the heart of Old Basing. The well presented flexible accommodation includes lounge/dining room, modern kitchen/breakfast room, utility room, three good sized bedrooms and a 4 piece bathroom suite. Further benefits include generously sized private gardens and 19' garage. (draft particulars - awaiting vendors approval)

### ENTRANCE HALL:

Wall light points, airing cupboard, radiator.

### LOUNGE/DINING ROOM:

23'2" x 11'11" max (7.06m x 3.63m max)

Rear aspect, radiator, fireplace with log burner, double doors to -

### CONSERVATORY:

10'9" x 7'9" (3.28m x 2.36m)

Glazed door to rear garden.

### KITCHEN/BREAKFAST ROOM:

15'1" max x 11'3" max (4.60m max x 3.43m max)

Side aspect, range of eye and base level units, work surfaces, inset sink with mixer tap, fitted hob with extractor over, fitted oven with cupboards above and below, wine rack, integrate fridge and freezer, spotlights, feature radiator, access to loft space, door to -

### UTILITY ROOM:

7'3" x 5'10" (2.21m x 1.78m)

Roll edged work surfaces, inset sink unit with cupboard below, appliance space, storage cupboard, glazed door to rear garden.

### BEDROOM ONE:

12'8" x 11'4" (3.86m x 3.45m)

Front aspect, double glazed window, radiator.

### BEDROOM TWO:

12' x 10'11" (3.66m x 3.33m)

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

### BEDROOM THREE:

12'7" x 7'9" (3.84m x 2.36m)

Side aspect, double glazed window, radiator.

### BATHROOM:

9'10" x 7'11" (3.00m x 2.41m)

Luxury 4 piece suite comprising panel enclosed bath with mixer tap and shower attachment, shower cubicle, vanity unit with inset wash hand basin, low level w.c., feature radiator, spotlights, tiled surrounds.

### GARDENS:

To the front of the property is a well maintained garden with block paved driveway to the front of the property, gates leading to garage, mature flower and shrub borders, enclosed by dwarf brick walling. The rear garden enjoys a private aspect, patio leading to lawned area, flower and shrub borders, outside tap, garden sheds, green house, side gate to front.

### GARAGE:

19'9" x 9'2" (6.02m x 2.79m)

Up and over door, light and power.

### 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:

Band E

### MONEY LAUNDERING REGULATIONS:

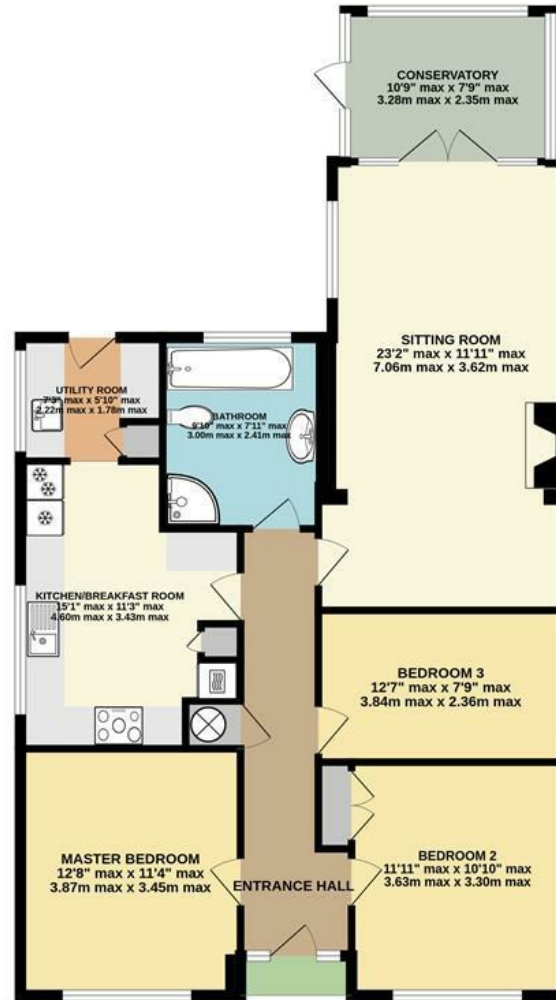
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### 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.



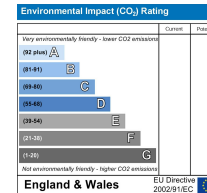
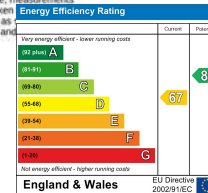
# GROUND FLOOR 1290 sq.ft. (119.9 sq.m.) approx.

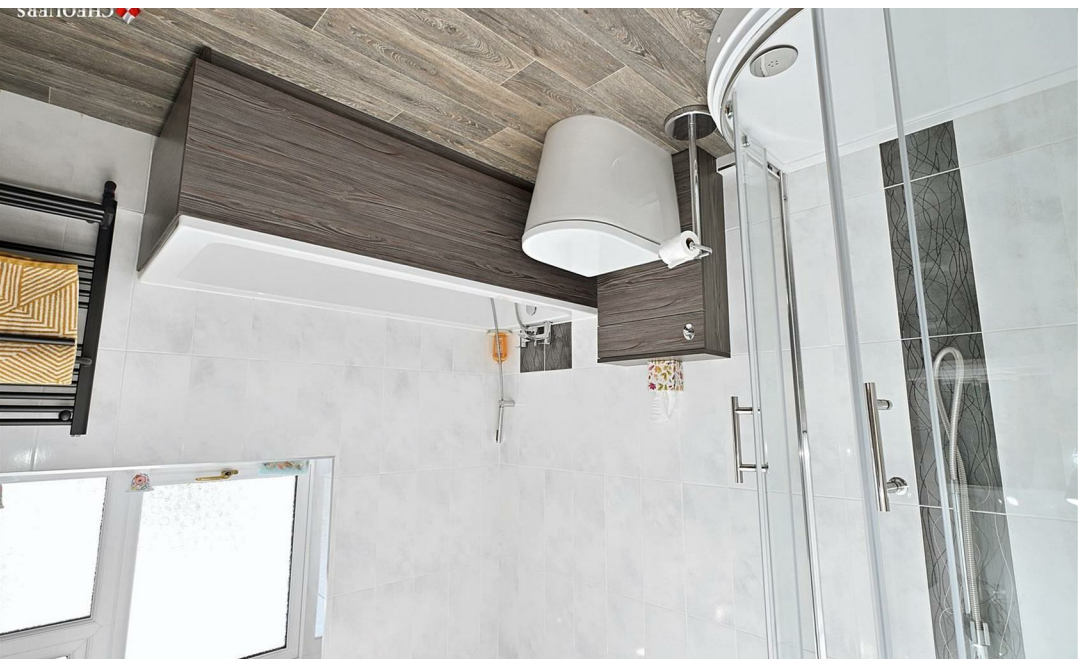


## 3 BEDROOM DETACHED BUNGALOW

TOTAL FLOOR AREA: 1290 sq.ft. (119.9 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 omission or mis-statement. This prospective purchaser. The services as to





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Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property in accordance with the Property Misdescriptions Act 1991. Chequers Estate Agents advise that no testing (unless otherwise stated) has been carried out on heating, plumbing, gas or electrical appliances (including power points) or any of the main services as we are not qualified to do so. We advise prospective purchasers to make their own enquiries to satisfy any doubts they might have.