Cowdery Heights, Old Basing, Basingstoke, RG24 7AN

Guide Price £365,000

CHEQUERS
Independent Estate Agents

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CHEQUERS are please to offer this spacious 3 - 4 bedroom family home offering versatile accommodation over three floors set in a popular location. The accommodation includes kitchen/breakfast room, bedroom 4/family room, lounge, three double bedrooms, two en-suites and a family bathroom. Externally there is garage with driveway parking for 1 - 2 cars and a larger than average rear garden enjoying a private aspect and extending behind a row of garages. (draft particulars - awaiting vendors approval)

ENTRANCE HALL:
Double glazed front door, wood flooring, radiator understairs cupboard, stairs to first floor.

BEDROOM 4/FAMILY ROOM:
12'10" x 8'2" (3.91m x 2.49m)
Front aspect, double glazed window, radiator, t.v aerial point, wood flooring.

KITCHEN/BREAKFAST ROOM:
12' x 9'8" (3.66m x 2.95m)
Rear aspect, double glazed window, range of eye and base level units, work surfaces, tiled surrounds, inset 1.5 bowl sink unit, fitted oven and hob with extractor hood over, plumbing for washing machine, and dishwasher, appliance space, space for table.

STAIRCASE GIVES ACCESS TO FIRST FLOOR LANDING:
Stairs to second floor landing, radiator.

LOUNGE:
13'1" x 12' (3.99m x 3.66m)
Front aspect, double glazed window, feature fireplace with coal effect gas fire, t.v aerial point, laminate flooring.

BEDROOM TWO:
11'4" max, 10'10" max (3.45m max, 3.30m max)
Rear aspect, double glazed window, radiator, laminate flooring, door to -

EN-SUITE SHOWER ROOM:
Side aspect, double glazed window, shower cubicle, pedestal wash hand basin, low level w.c., radiator.

STAIRCASE GIVES ACCESS TO SECOND FLOOR LANDING:
Radiator, access to loft space, airing cupboard.

MASTER BEDROOM:
10' plus wardrobes x 10' (3.05m plus wardrobes x 3.05m)
Rear aspect, double glazed window with secondary glazing, fitted wardrobes, radiator, t.v aerial point, telephone point, laminate flooring, door to -

EN-SUITE SHOWER ROOM:
Side aspect, double glazed window, shower cubicle, low level w.c., pedestal wash hand basin, radiator.

BEDROOM THREE:
12' max, 6'1" min x 9'6" (3.66m max, 1.85m min x 2.90m)
Front aspect, double glazed window, radiator, laminate flooring.

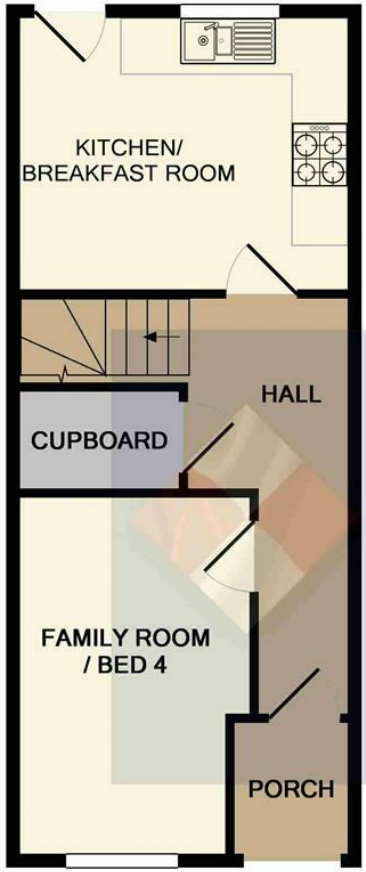
FAMILY BATHROOM:
6'7" x 5'6" (2.01m x 1.68m)
White suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, radiator, extractor fan.

GARAGE:
20'7" x 9;9" (6.27m x 2.74m;2.74m)
Up and over door, light and power, eaves storage space, personal door to rear garden. Driveway parking for 1 - 2 cars to the front of the garage.

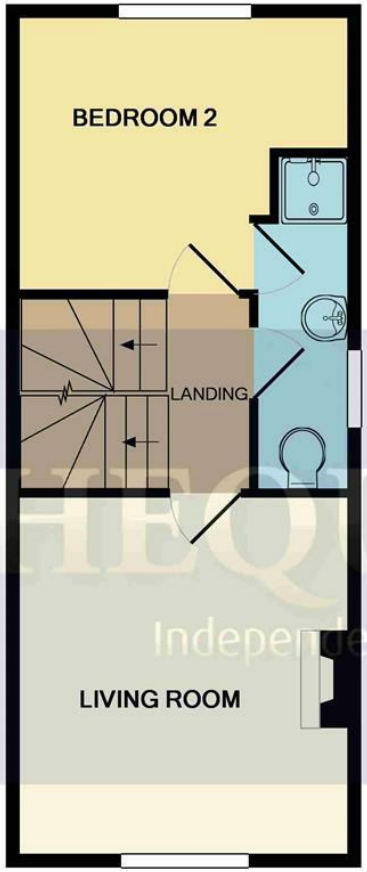
GARDENS:
To the front of the property is a lawned garden with access to the porch. To the rear of the property the garden enjoys a private aspect, paved patio leading to lawned area with further area behind 4 garages to the side, summer house, patio area to the rear of the garden.

DIRECTIONS:
From the Eastrop roundabout proceed along Basing View and at the mini roundabout turn left and continue over the railway bridge. Follow the road round to the right and continue under the bridge to the next roundabout. Take the 3rd exit into Swing Swang Lane and continue continue over the next small roundabout and under the railway bridge. Turn right at the mini roundabout into Basing Road where Cowdery Heights will be found on the right.

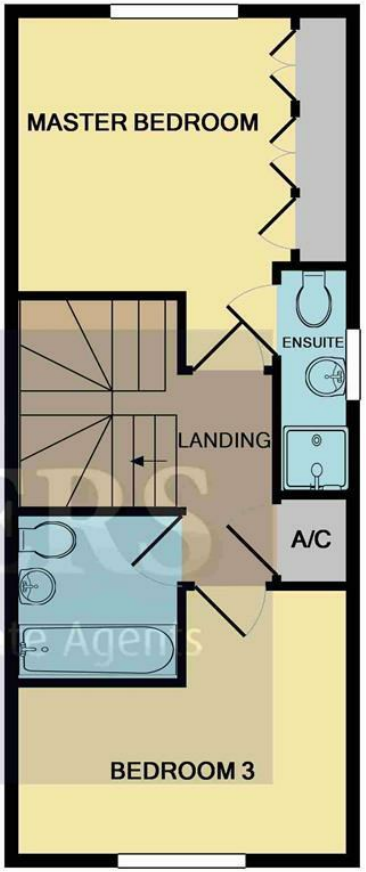
MONEY LAUNDERING REGULATIONS:
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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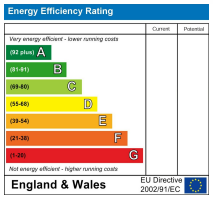

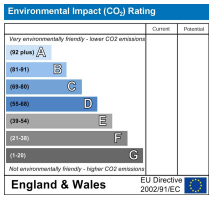

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