Park Avenue, Old Basing, Basingstoke, RG24 7HJ

**Guide Price £550,000**

CHEQUERS

Independent Estate Agents

# Park Avenue, Old Basing, Basingstoke, RG24 7HJ

CHEQUERS are proud to offer for sale this detached chalet bungalow situated in the popular village of Old Basing. The property offers flexible accommodation over two floors including reception hall, lounge, separate dining room, kitchen/breakfast room, utility room, bathroom and two ground floor bedrooms. On the first floor is the master bedroom with a dressing room, shower room and study/bedroom four. Further benefits include a generously sized plot, double garage and ample parking. (draft particulars - awaiting vendors approval)

**ENTRANCE PORCH:**
UPVC double glazed front door, tiled marble flooring, built-in cupboards, double glazed door to -

**ENTRANCE HALL:**
19' x 5'11" (5.79m x 1.80m)
Slate tiled flooring, radiator, stairs to first floor, dado rail, under stairs storage.

**SHOWER/WET ROOM:**
8'5" x 5'10" (2.57m x 1.78m)
Walk-in shower, vanity unit with inset wash hand basin, w.c., spotlight, chrome heated towel rail, tiled surrounds.

**LOUNGE:**
22'10" max, 20'11" min x 11'11" (6.96m max, 6.38m min x 3.63m)
Dual aspect, double glazed bay window, double glazed window to side, ornamental fireplace with coal effect gas fire, radiator.

**DINING ROOM:**
13'7" max, 11'9" min x 12'2" (4.14m max, 3.58m min x 3.71m)
Front aspect, double glazed bay window, ornamental fireplace, dado rail, radiator.

**KITCHEN/BREAKFAST ROOM:**
15'7" x 11'11" (4.75m x 3.63m)
Side and rear aspect, double glazed windows, range of eye and base level units, single drainer 1.5 bowl sink unit with mixer tap, work surfaces, cooker point with extractor over, dresser unit with glazed display cupboards and wine rack, peninsular breakfast table, appliance space, radiator, door to side, door to -

**UTILITY ROOM:**
8'1" x 7'9" (2.46m x 2.36m)
Side aspect, single drainer sink unit with mixer tap, roll edged work surfaces, appliance space, eye and base level units, tiled flooring, door to garden.

**BEDROOM TWO:**
12' x 12' (3.66m x 3.66m)
Side aspect, double glazed window, radiator, built-in wardrobes.

**BEDROOM THREE:**
12' x 12' (3.66m x 3.66m)
Side aspect, double glazed window, radiator.

**STAIRCASE GIVES ACCESS TO LANDING:**

**MASTER BEDROOM:**
17'3" x 11'10" max, 9'1" min (5.26m x 3.61m max, 2.77m min)
Side aspect, radiator, built-in storage cupboards, eaves storage space, access to study/bedroom four, access to -

**DRESSING ROOM:**
12'3" x 6'5" (3.73m x 1.96m)
Skylight window, range of built-in wardrobes and storage cupboards, dressing table.

**STUDY/BEDROOM 4:**
14'7" x 6' (4.45m x 1.83m)
Sky light window, eaves storage, laminate flooring.

**SHOWER ROOM:**
8'5" x 6'2" (2.57m x 1.88m)
Modern white suite comprising shower unit, low level w.c., pedestal wash hand basin, sky light window.

**DOUBLE GARAGE:**
16'4" x 16'3" (4.98m x 4.95m)
Electric up and over door, light and power, personal door to rear, CAR PORT to front.

**GARDENS:**
The property is approached via double gates leading to ample parking and the car port and double garage, storage shed, gate leading to terraced patio area which leads onto lawned garden with mature hedging

**AGENTS NOTE:**
Planning permission was obtained for a side extension to provide 5 bedrooms, however, this expired in March 2005 (BDB/47332)

**DIRECTIONS:**
Leave Basingstoke on the A30 London Road towards Hook and take the 2nd turning left into Park Lane where Park Avenue is the 1st turning 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.

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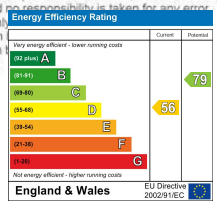
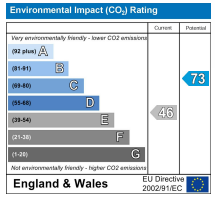
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-stat poses onl es shown iency can x ©2018 prospective purchaser



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 propertyIn 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.

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