

Camfield Close, Town Centre, Basingstoke, RG21 3AQ

Guide Price £550,000

CHEQUERS
Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this detached home situated on a generously sized plot with close proximity to the town centre. Whilst modernisation is required, this extended home offers flexible accommodation over two floors with a good sized corner plot which provides the potential to extend further (subject to planning). The accommodation includes cloakroom, lounge, dining room, kitchen, utility room, four bedrooms, bathroom and shower room. Further benefits include a double garage, off road parking and Southerly aspect garden.

ENTRANCE PORCH:
Front door to -

ENTRANCE HALL:
Stairs to first floor, under stairs cupboard, radiator.

CLOAKROOM:
Low level w.c., wash hand basin, radiator.

LOUNGE:
19'2" x 11'1" max (5.84m x 3.38m max)
Double aspect, double glazed window, stone fireplace, radiator, patio doors to conservatory, sliding door to dining room.

DINING ROOM:
12'6" x 10'2" (3.81m x 3.10m)
Rear aspect, double glazed window, radiator, door to kitchen.

CONSERVATORY:
19'5" max x 17'2" max (5.92m max x 5.23m max)
Rear aspect, radiator, shelving, double glazed doors to garden.

KITCHEN:
12'8" x 8'5" (3.86m x 2.57m)
Rear aspect, double glazed window, range of eye and base level units, roll edged work surfaces, inset single drainer sink unit, fitted hob and fryer with extractor over, fitted oven and cupboards above and below, appliance space, larder cupboard, access to -

UTILITY ROOM:
12'9" x 8'4" (3.89m x 2.54m)
Rear aspect, range of built-in units, work surfaces, appliance space, glazed door to rear garden, door to garage.

STAIRCASE GIVES ACCESS TO LANDING:
Airing cupboard, storage cupboard.

BEDROOM ONE:
11'4" max x 9'5" max (3.45m max x 2.87m max)
Rear aspect, double glazed window, wardrobes, storage cupboard, radiator.

BEDROOM TWO:
12'4" max x 9'3" max (3.76m max x 2.82m max)
Front aspect, double glazed window, cupboard, radiator.

BEDROOM THREE:
9'5" x 8'6" (2.87m x 2.59m)
Rear aspect, double glazed window, radiator.

BEDROOM FOUR:
8'5" x 8'1" (2.57m x 2.46m)
Rear aspect, double glazed window, radiator.

SHOWER ROOM:
Shower cubicle, double glazed window.

BATHROOM:
7'5" x 5'3" (2.26m x 1.60m)
Front aspect, double glazed window, coloured suite comprising panel enclosed, low level w.c., pedestal wash hand basin, radiator.

GARDENS:
To the front of the property is a driveway to the garage, lawned garden with shrub borders, side access to rear. The garden to the rear is of a good size and enjoys a private aspect with southerly aspect, patio leading to lawned garden, mature shrubs and tree borders.

DOUBLE GARAGE:
16'7" x 16'3" (5.05m x 4.95m)
Electric roller door, light and power access to utility room.

COUNCIL TAX:
Band F

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.

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.

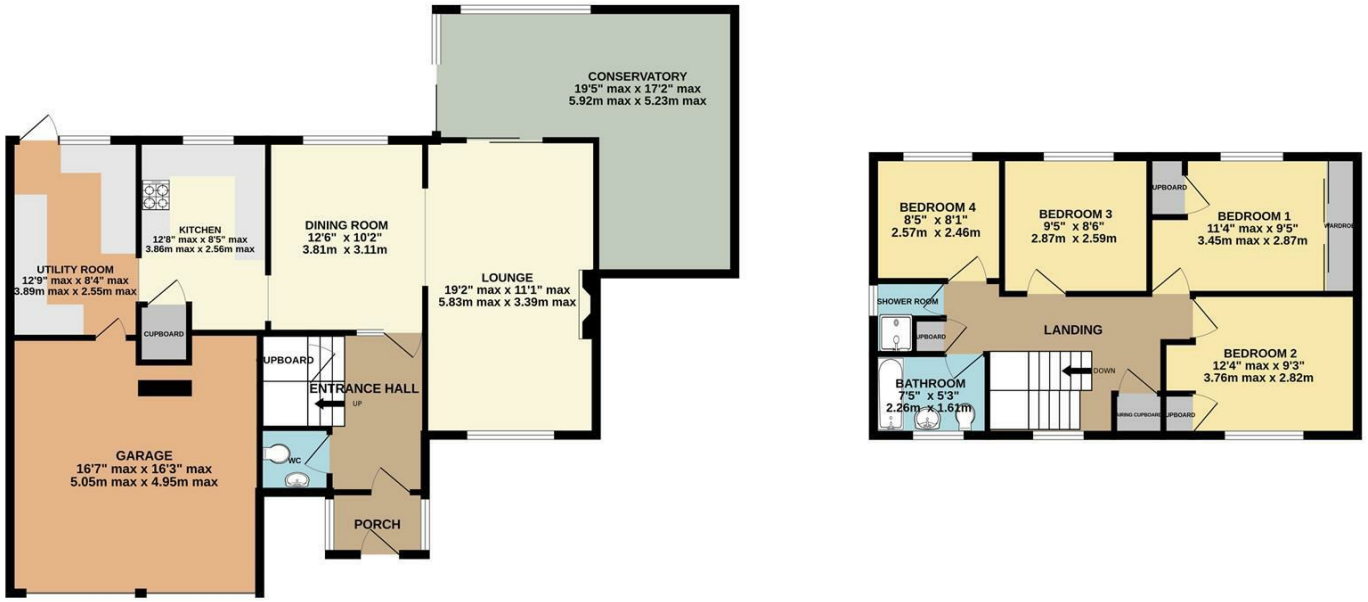






GROUND FLOOR
1195 sq.ft. (111.1 sq.m.) approx.

1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



4 BEDROOM DETACHED HOPUSE

TOTAL FLOOR AREA : 1765 sq.ft. (163.9 sq.m.) approx.

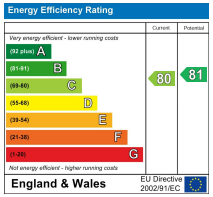
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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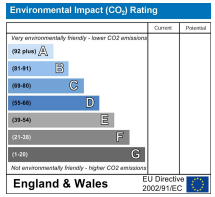




















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Whilst we endeavour to make our details accurate and reliable if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling 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.