



£ 420000

3 Bed House - Semi-Detached, Windermere Avenue, Kempshott, Basingstoke

Barons Estate Agents are delighted to present this three bedroom, semi detached family home situated in Kempshott. Internally on the ground floor, the property features a porch, a spacious lounge/dining room, kitchen and conservatory. Upstairs there are three bedrooms, a modern shower room and a separate toilet. Externally, the property boasts a large rear garden with a sunny aspect and a pond, and a garage and driveway parking at the front. Additional benefits include gas central heating and double glazing throughout. A viewing of this ideal family home would be strongly advised by the vendor's sole agent.

Location

The property is located in Kempshott to the west side of Basingstoke Town, close to Down Grange Sports facilities and open fields. The other leisure facilities of Basingstoke are all within easy reach which include Festival Place, various bars, coffee shops and eateries. The railway station is approximately 3.5 miles away and provides direct access to London Waterloo for commuters (approximately 45 minutes). The M3 motorway provides gateway access to London, the south and stunning rural scenery in Hampshire. There are well-regarded schools and colleges within the area which include BCOT and QMC. For the countryside lovers there are numerous golf courses and abundant walks and cycle ways close by along with various historical sites.

Tenure

Freehold

Council Tax

Band D

Extra Services

Barons Estate Agents 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.

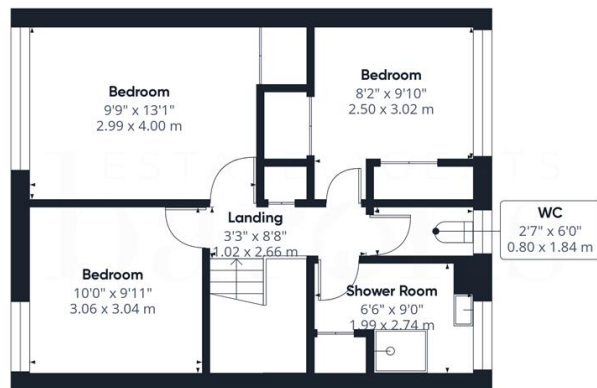
🏠 KEY POINTS & FEATURES

- | | | |
|-------------------------------|---------------------|----------------------------------|
| 🏠 Semi Detached Family Home | 🏠 Three Bedrooms | 🏠 Modern Shower Room & Cloakroom |
| 🏠 Spacious Lounge/Dining Room | 🏠 Kitchen | 🏠 Conservatory |
| 🏠 Porch | 🏠 Large Rear Garden | 🏠 Driveway Parking & Garage |





Floor 0



Floor 1

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Approximate total area[®]
1161.43 ft²
107.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 