



£ 435000

3 Bed House - Detached, Goldfinch Gardens, Basingstoke

Barons Estate Agents are pleased offer this detached family home in need of some modernisation and situated on the prestigious Gabriel Park Development. The accommodation to the first floor comprises of a master bedroom with an ensuite shower, 2 further bedrooms and a family bathroom. The ground floor benefits from an entrance hall, cloakroom, lounge, dining room and kitchen. To the front of the property there a lawned area, driveway parking to the front of the garage and side access to the rear garden. To the rear there is a raised patio and steps down to a lawned area.

## Location

The property is located on Gabriel Park 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 E

## 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

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🏠 3 Bedrooms

🏠 2 bathrooms

🏠 Entrance Hall

🏠 Cloakroom

🏠 Lounge

🏠 Dining Room

🏠 Kitchen

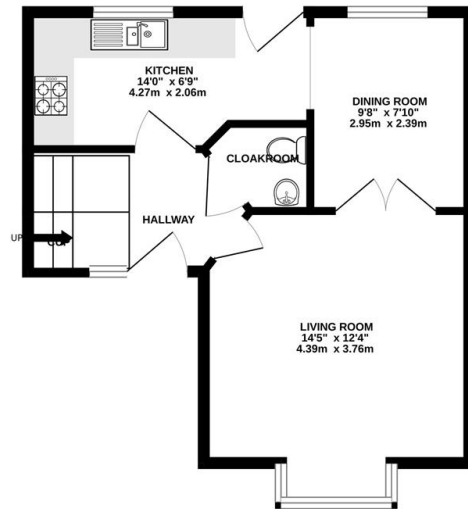
🏠 Garden

🏠 Garage

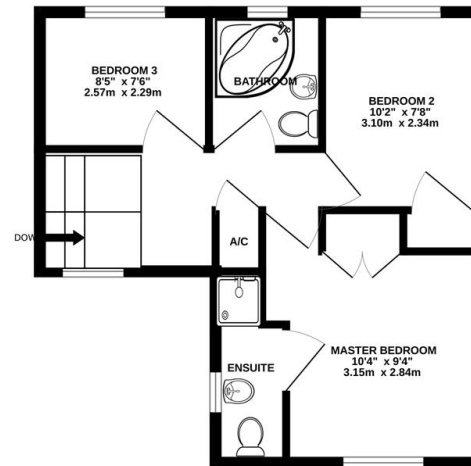




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	