



£ 675000

3 Bed House - Detached, Eastrop Lane, Basingstoke

Barons Estate Agents are delighted to present this extended three bedroom, detached family home situated on the desirable Eastrop Lane. The property is situated with 0.5 miles of Basingstoke town centre, and is presented to the market in immaculate condition in our opinion. The accommodation on the ground floor comprises of a welcoming entrance hallway, a lounge, dining room, a refitted kitchen/breakfast room, utility room and cloakroom. Upstairs there's three bedrooms, and a modern four piece family bathroom. Externally, the property boasts a large rear garden (approx. 100ft x 40ft) with patio, lawn and a shed, and a garage and driveway parking to the front. Additional benefits include double glazing throughout and gas central heating. An early viewing would be strongly advised by the vendor's sole agent.

## Location

The property is set within 1/2 a mile of the town centre and Festival Place, which offers various bars, coffee shops and eateries. The railway station is within 1/2 a mile and provides direct access to London Waterloo for commuters(45 minutes). Junction 6 of the M3 is also accessible within 1 mile giving access to London, Winchester and the New Forest.

## Tenure

Freehold

## Council Tax Band

Band E

## Extra Services

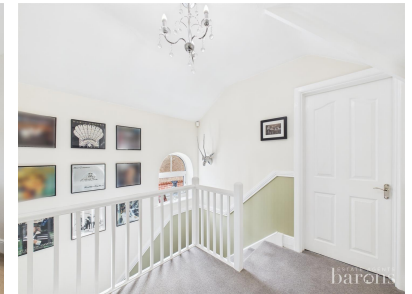
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.

## 🏡 KEY POINTS & FEATURES

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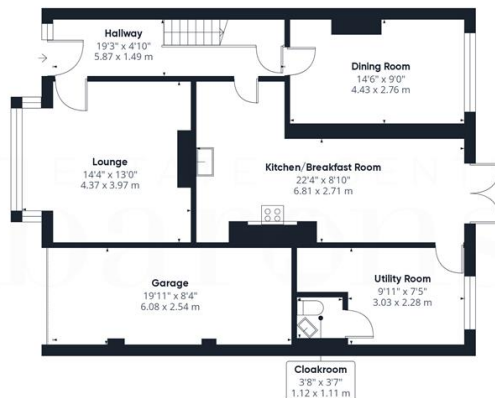
- 🏡 Extended Detached Family Home
- 🏡 Refitted Kitchen/Breakfast Room
- 🏡 Large Rear Garden
- 🏡 Three Bedrooms
- 🏡 Utility & Cloakroom
- 🏡 Garage & Driveway Parking
- 🏡 Lounge & Dining Room
- 🏡 Four Piece Family Bathroom
- 🏡 Desirable Location



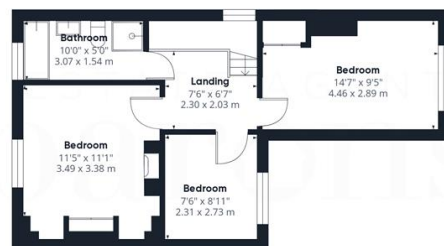








Floor 0



Floor 1

ESTATE AGENTS  
**barons**

**Approximate total area<sup>(1)</sup>**

1340.54 ft<sup>2</sup>

124.54 m<sup>2</sup>

(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.

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