



Avington Way, Sherfield Park, Hampshire, RG27 0FN

£360,000

Discover your dream home with LODDON PROPERTIES! This captivating two bedroom, two bathroom gem is ready to welcome you. Step inside and be charmed by the spacious entrance hall, complete with a handy downstairs W.C. The inviting living/dining area offers comfort and practicality with under-stair storage, seamlessly connecting to the modern kitchen/breakfast room. From here, step out into your own private, easily maintained garden... perfect for relaxation and entertaining. Upstairs, you'll find two generous double bedrooms, each featuring built-in wardrobes for ample storage. The master bedroom boasts an ensuite with a shower, providing a touch of luxury. Additionally, a stylish family bathroom completes the first floor, ensuring convenience for all. This property also includes a large garage and driveway for secure parking, along with plenty of guest parking to the front of the property. It's the perfect blend of comfort and convenience, making it a must-see for discerning buyers. Nestled in the sought-after, award-winning development of Sherfield Park, this property is located in the picturesque village of Sherfield on Loddon. Residents can enjoy the village hall, recreation ground, and cricket club for leisure activities. Outdoor enthusiasts will appreciate the opportunities for golf, walking, cycling, and fishing in the nearby River Loddon. Sherfield Park boasts its own parish and a thriving community, and offers easy access to local shops, schools, and Basingstoke town centre, which hosts a mainline train station with connections to London Waterloo (approx. 45 mins) and London Paddington via Bramley/Reading (approx. 25 mins). Additionally, it provides quick access to the M4 via A33 and the M3. OPEN DAY: 14th December - Arrange your private viewing today and let this delightful home captivate you! Council tax: Tenure: EPC: To Follow

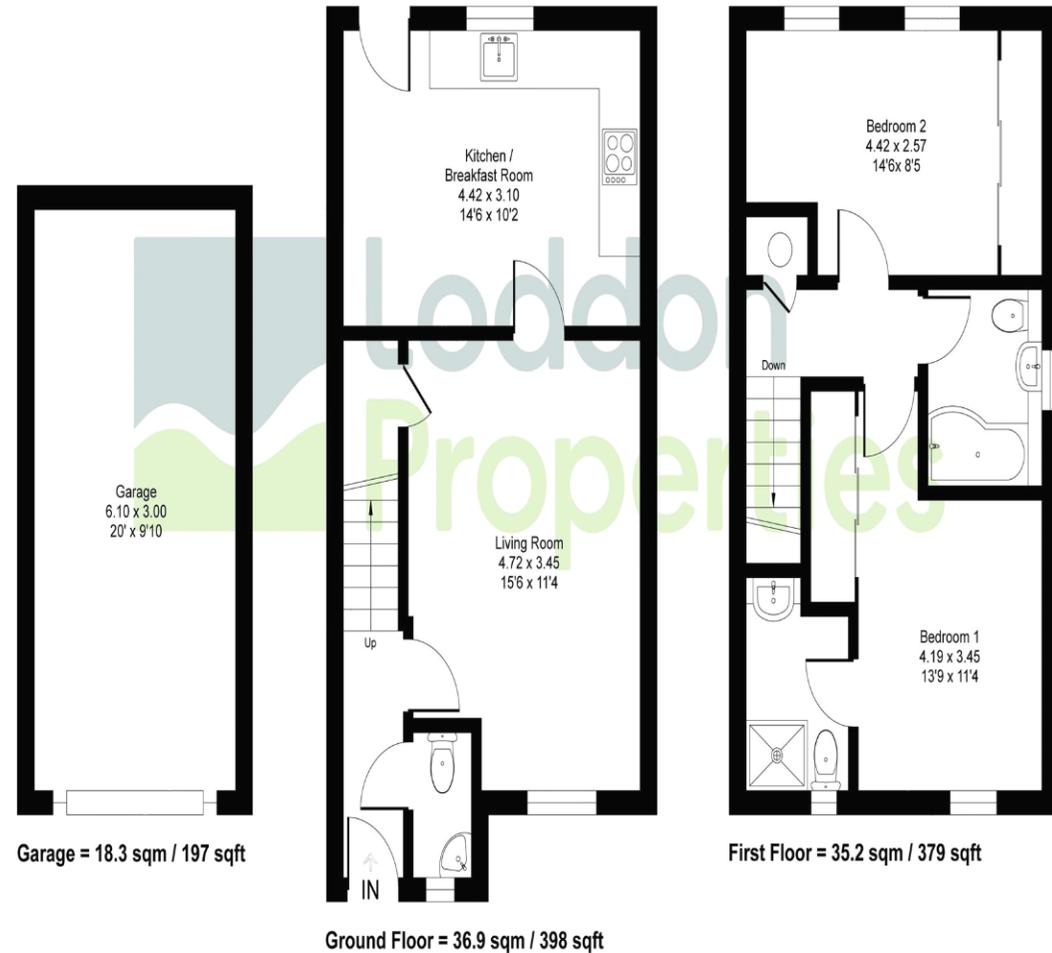




- TWO BEDROOM HOME
- SPACIOUS LIVING ROOM
- MODERN KITCHEN/ DINING ROOM
- CLOAKROOM
- THREE PEICE FAMILY BATHROOM
- EN-SUITE
- GREAT COMMUTABILITY
- GARAGE & DRIVEWAY PARKING
- CLOSE TO LOCAL AMENITIES
- SOUGHT-AFTER LOCATION

Avington Way

Approximate Gross Internal Area = 72.1 sq m / 777 sq ft
Approximate Garage Internal Area = 18.3 sq m / 197 sq ft
Approximate Total Internal Area = 90.4 sq m / 974 sq ft



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-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

