



**Avington Way, Sherfield-On-Loddon,
Hampshire, RG27 0AY**

Guide Price: £335,000

Presenting this two-bedroom, two-bathroom property now available through LODDON PROPERTIES. Upon entering, you are greeted by the spacious entrance hall, complete with a convenient downstairs W.C. and access to the built-in kitchen equipped with a fridge/freezer, dishwasher, oven/hob, and extractor. The welcoming living/dining room boasts double patio doors leading to the low-maintenance rear garden, with access to the garage. Moving upstairs, you'll find a bright landing with a storage cupboard, a family bathroom with a shower over the bath, and two well-proportioned bedrooms. The master bedroom features an en-suite shower room, Juliette balcony and fitted wardrobes. Outside, the rear south-facing garden has been meticulously maintained and provides delightful patio areas for al-fresco dining, along with access to the garage. The property also offers a brick-paved driveway at the side and a well-presented frontage.

Nestled in the sought-after, award-winning development of Sherfield Park, this property is located in the picturesque village of Sherfield on 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.

TENURE: Freehold EPC RATING: To Follow COUNCIL TAX BAND: D



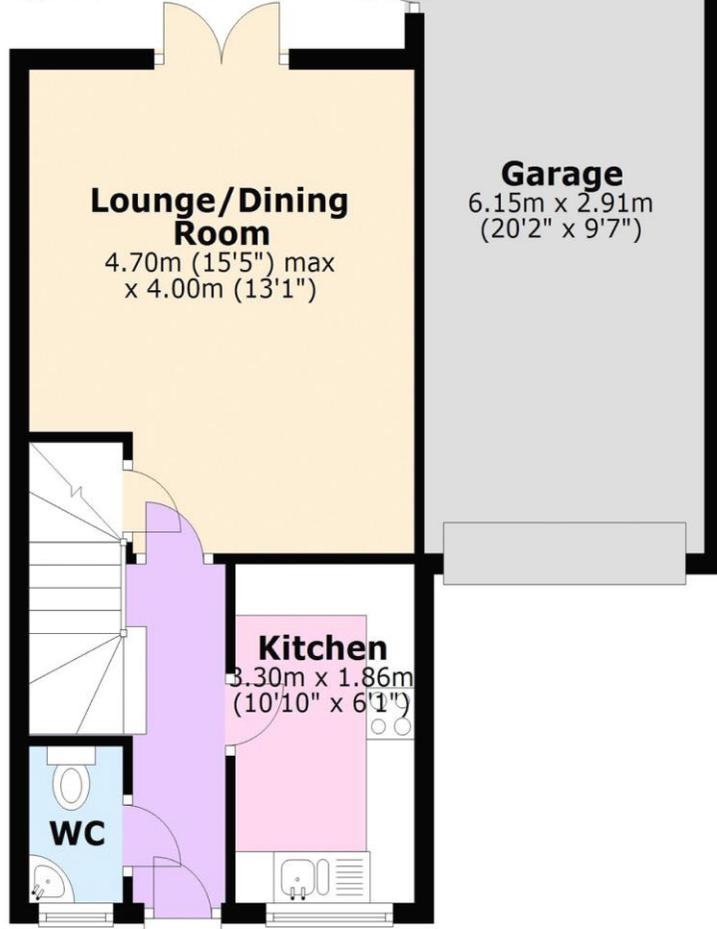


- CLOSED CHAIN!
- TWO BEDROOM HOUSE
- MODERN THROUGHOUT
- KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS LIVING/DINING ROOM
- FAMILY BATHROOM WITH SHOWER OVER BATH
- SHOWER EN-SUITE TO MASTER BEDROOM
- FITTED WARDROBES
- SOUTH FACING GARDEN
- GARAGE AND DRIVEWAY PARKING



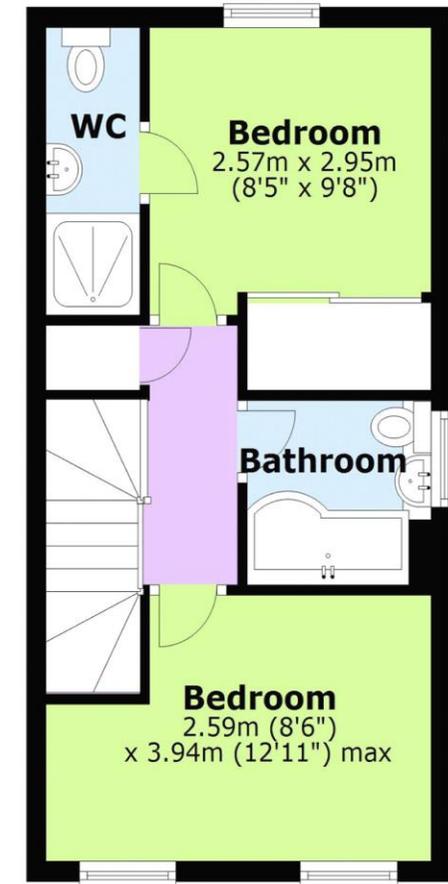
Ground Floor

Approx. 50.8 sq. metres (546.4 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.2 sq. feet)



Total area: approx. 83.8 sq. metres (901.6 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such..Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty.

Plan produced using PlanUp.

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