



Rochford Road Basingstoke RG21 7TQ

Winkworth



## Rochford Road

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## Accommodation

Hallway  
Living room  
Dining room  
Kitchen  
Utility room  
Cloakroom  
Three bedrooms  
First floor bathroom  
Gardens  
Permit parking

## Description

This three bedroom character home is situated in Brookvale, which is a conservation area dating from the late Victorian era.

It is convenient for both the Town Centre and Basingstoke's mainline railway station with approximately 45 minute services into London Waterloo – ideal for the commuter!

It has many benefits including an upstairs bathroom and no onward chain so a quick move may be available!



The house has a small, enclosed entrance porch with a door through to the entrance hall. Off to the right is the living room, which has a bay window and a fireplace that opens into the dining room as well and currently has a fitted 'log effect' gas fire (not tested).

The dining room is a good size and has space for a large table – great for entertaining.

The kitchen has wooden worksurfaces complemented by contrasting wall and base mounted storage cupboards and drawers. There is a 1½ bowl stainless steel sink unit and an integrated fridge/freezer and dishwasher. It has a tiled floor that continues through into the utility room at the rear and this has further storage

cupboards and plumbing for a washing machine.

Also at the rear is the downstairs cloakroom.

Heading upstairs there are three decent size bedrooms with one and three having fitted wardrobes. The second bedroom has fitted shelving and an attractive period style fire surround.

The bathroom has a contemporary white suite with a shower and screen over the bath.

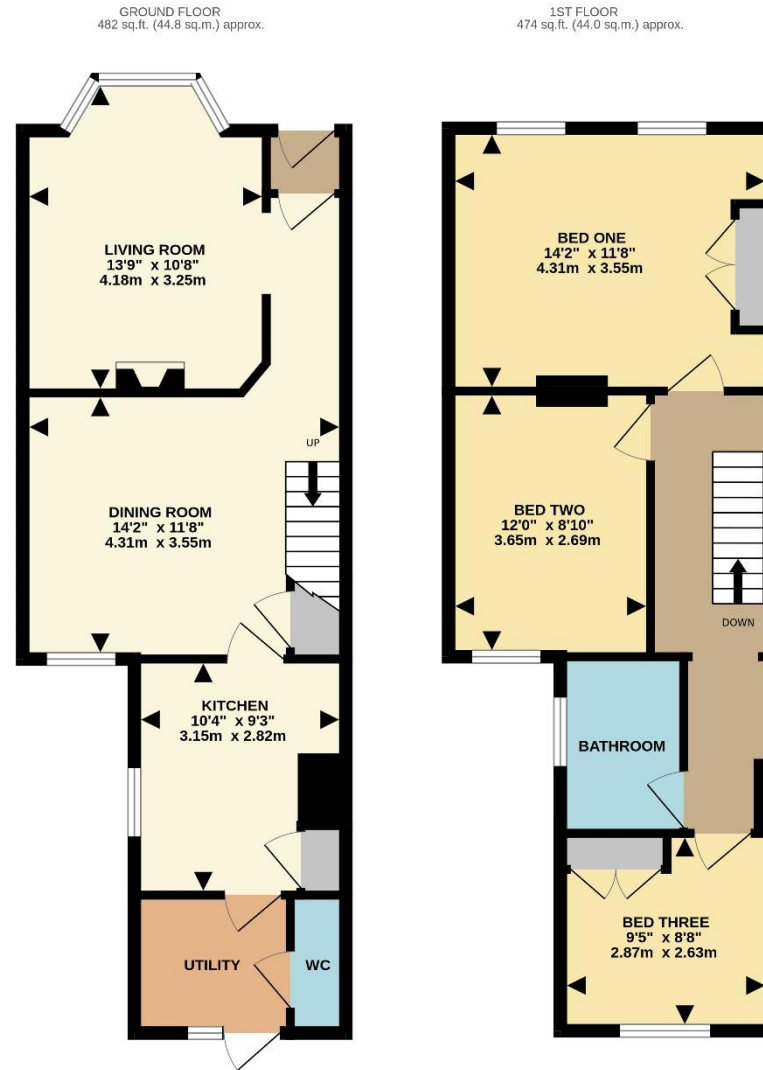
Externally there is a south facing courtyard style garden to the rear and this has gates out to a service footpath at the back.

Parking is 'on street' with a residents parking permit scheme in operation. Residents and visitor's permits are available from Hampshire County Council – currently at a cost of £55.00 each per annum.



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TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Basingstoke Office

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