



Alexandra Road Brookvale Basingstoke RG21 7RQ

Winkworth



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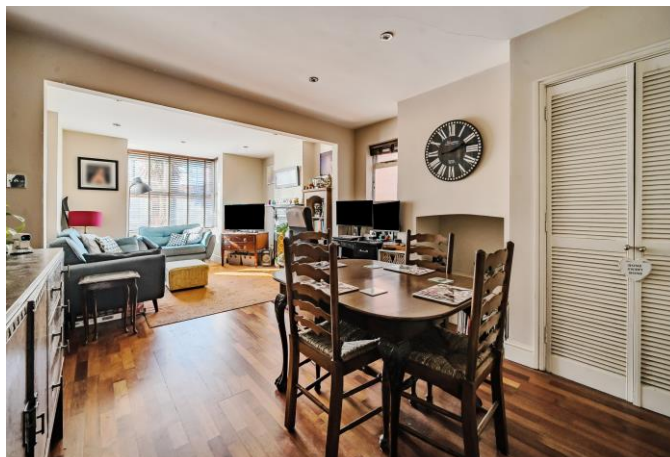
Accommodation

Enclosed porch
Entrance hall
Living room
Dining room
Breakfast room
Kitchen
Ground floor bathroom
Three double bedrooms
Gardens
On-street parking (non-allocated)

Description

This spacious three bedroom end of terrace character home has a substantial extension to the rear, which provides a large kitchen with an adjoining breakfast room.

It 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 – perfect for the commuter!



The front door, with stained glass panels, opens onto an enclosed porch which leads into the entrance hall with engineered hardwood flooring that runs throughout the downstairs living areas.

Off to the left are the living room, with a square bay window and an attractive cast iron fire surround with tiled inlays, and the dining room, which has a side aspect and a cupboard housing the gas boiler and hot water tank.

Beyond the dining room is the breakfast area with the large kitchen to the rear. This has shaker style units complemented by polished granite worksurfaces and splashbacks and tiled flooring. There is a further granite utility counter with space and plumbing underneath for a

dishwasher and washing machine. French doors lead out into the generous back garden.

The ground floor bathroom has a white suite comprising a bath with a shower and screen over, hand wash basin, low level wc and heated towel rail.

Heading upstairs, there are three double sized bedrooms with the largest stretching right across the front of the house.

Externally, there is an enclosed garden to the front and side access to the garden at the rear. This is mainly paved, with flower borders, providing a pleasant space for relaxing and outside dining.

Parking is non allocated and on-street and there is no requirement for parking permits.

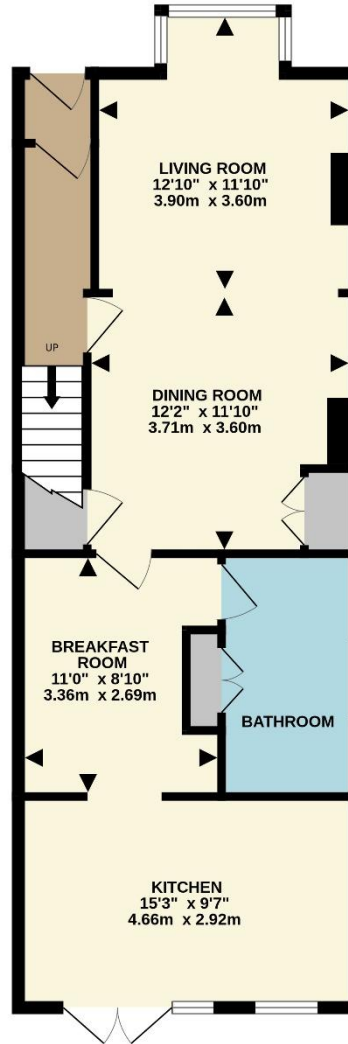


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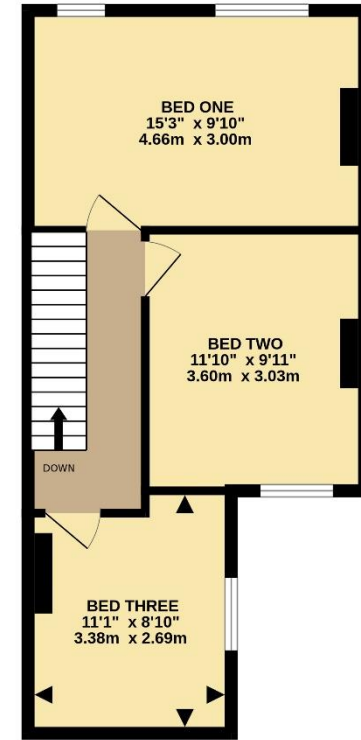
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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-) | A | 85 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1084 sq.ft. (100.7 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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