



## Avington Way

Sherfield-on-Loddon Hook RG27 0FN

### Description

This modern three bedroom semi-detached house is situated in the popular Sherfield Park development, handy for both Basingstoke and Reading. It is offered to let unfurnished and benefits from a garage and driveway to the rear.

The ground floor has a hallway and cloakroom with the living room to the front. At the back is the kitchen/diner which has beech effect cupboards with an inset gas hob, built-in oven, integrated dishwasher and free standing fridge/freezer and washing machine. French doors lead out into the rear garden.

Heading upstairs there are three bedrooms with some fitted wardrobes and overhead cupboards. There is an en-suite shower room to bedroom one and there is also a family bathroom.

The garage has power and light, and eaves storage space.



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# Accommodation

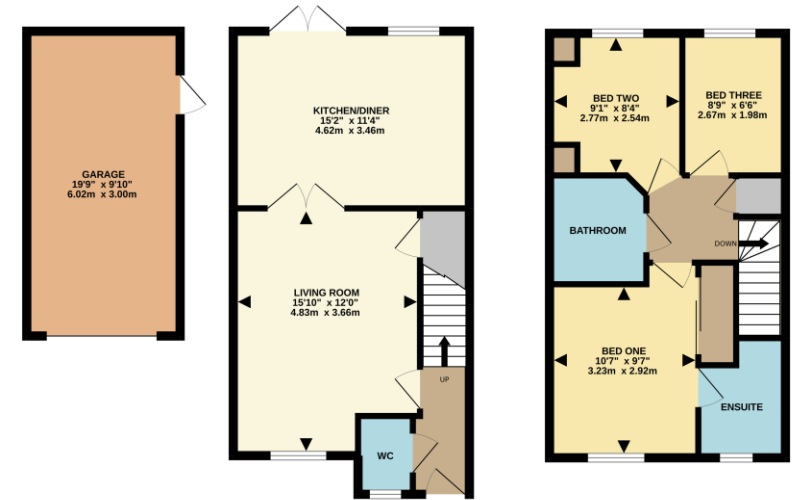
- Entrance hall
- Cloakroom
- Living room
- Kitchen/diner
- Three bedrooms
- En-suite shower
- Family bathroom
- Garage
- Garden
- Unfurnished

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA - 1036 sq.ft. (96.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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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