



Offers in Excess of
£575,000 Freehold



22 Burnham Wood
Fareham
Hampshire
PO16 7UD

- Detached House
- Four Bedrooms
- Double Garage
- Three Reception Rooms

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“Jeffries Estate Agents are delighted to welcome to the market a substantial four bedroom detached house. The property is located in the requested Burnham Wood area of Fareham. In our opinion, this property would be perfect for a family as it offers a brilliant amount of space including four fantastic bedrooms, large lounge, kitchen diner and a good sized rear garden. To the front you have off road parking for 4/5 vehicles along with an integral double garage. A viewing is highly recommended to really appreciate all this property has to offer, so please do not hesitate to contact Jeffries. ”

FRONT

Block paved driv away providing parking for 4/5 vehicles, access to double garage, lawn areas with flower and shrub borders, front door leading to:-

HALLWAY

Stairs to first floor landing, radiator, understairs storage cupboard, doors leading to:-

RECEPTION ROOM

17' 11" x 13' 08" (5.46m x 4.17m) Front and side aspect double glazed windows, radiator, gas fire with brick surround.

KITCHEN/DINER

18' 07" x 13' 07" (5.66m x 4.14m) Rear and side aspect double glazed windows, range of wall and base units, integral oven, gas hob with extractor hood over, integral dishwasher and fridge freezer, doors leading to garden.

RECEPTION ROOM

20' 09" x 12' 08" (6.32m x 3.86m) Rear aspect double glazed windows and doors leading to garden, two radiators, door leading to:-

STUDY

7' 10" x 6' 09" (2.39m x 2.06m) Front aspect double glazed window with radiator under.

UTILITY ROOM

8' 06" x 7' 09" (2.59m x 2.36m) Rear aspect double glazed window, plumbing for washing machine, space for additional appliances, radiator, doors leading to garden, door leading to:-

DOWNSTAIRS WC

5' 08" x 3' 02" (1.73m x 0.97m) Front aspect double glazed window, low level WC, hand wash basin, radiator.

STAIRS

Leading to:-

FIRST FLOOR LANDING

Front aspect double glazed velux window, radiator, loft access above, doors leading to:-

BEDROOM

17' 05" x 13' 11" (5.31m x 4.24m) Front aspect double glazed window with radiator under, built in cupboard space, door leading to:-

ENSUITE

7' 09" x 5' 01" (2.36m x 1.55m) Rear aspect double glazed window, heated towel rail, shower cubicle, low level WC, hand wash basin.

BEDROOM

15' 11" x 13' 08" (4.85m x 4.17m) Side aspect double glazed window, rear aspect double glazed velux window, two radiators, built in wardrobe space.

BEDROOM

15' 08" x 13' 08" (4.78m x 4.17m) Front and side aspect double glazed window, radiator, built in wardrobe space.

BEDROOM

11' 07" x 7' 10" (3.53m x 2.39m) Front aspect double glazed window with radiator under.

BATHROOM

Rear aspect double glazed window, sunken bath with mains shower over, low level WC, hand wash basin, heated towel rail.

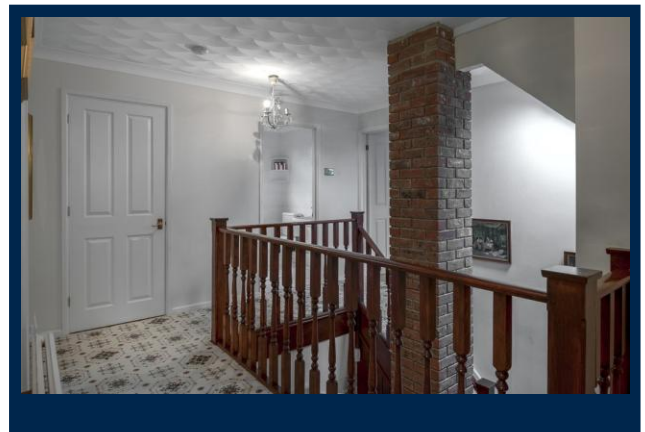
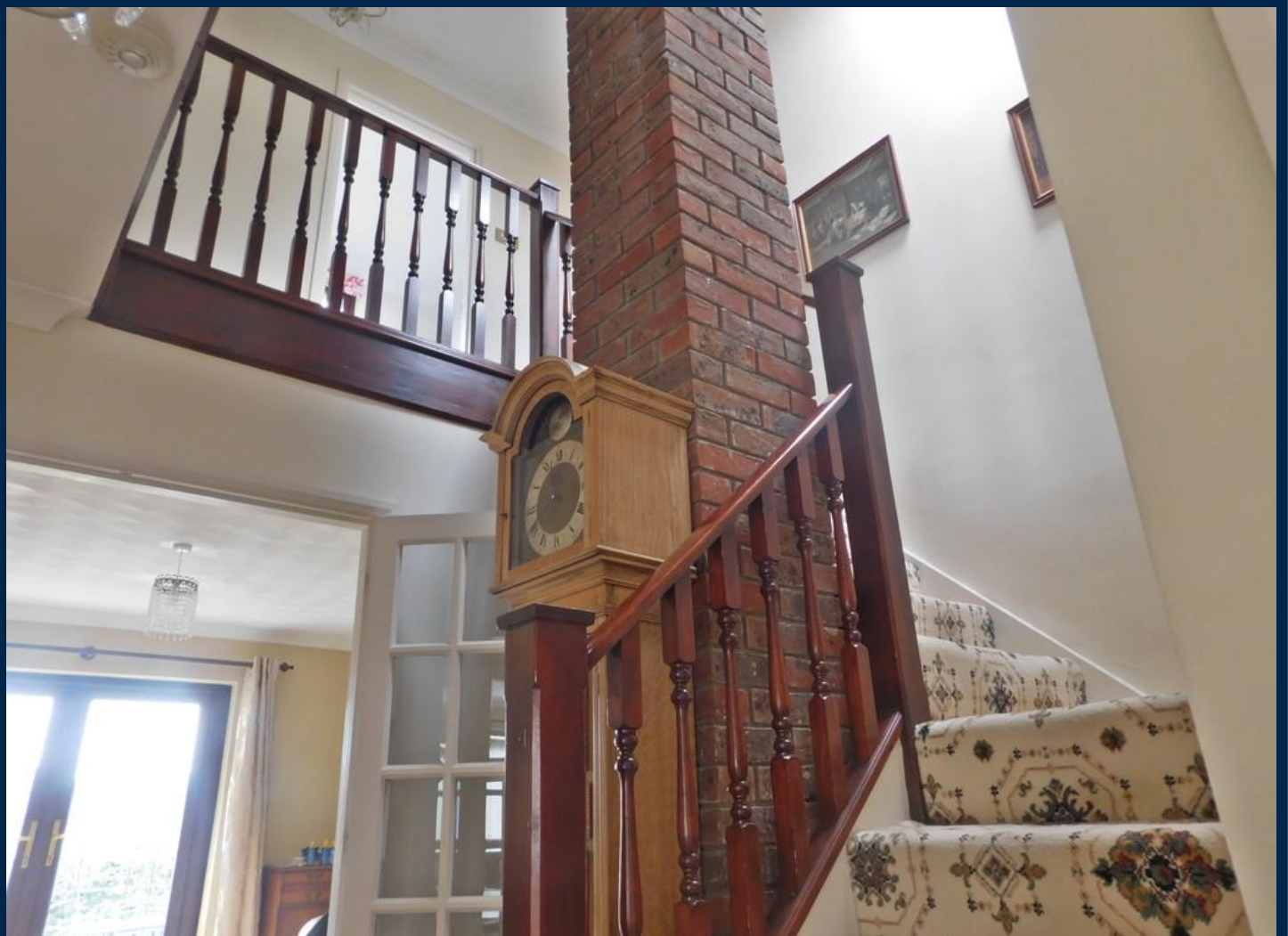
INTEGRAL DOUBLE GARAGE

18' 04" x 17' 01" (5.59m x 5.21m) Two electric up and over doors, power and lighting.

GARDEN

Patio and lawn areas, flower and shrub borders.

Free solicitor quotes available on request



AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Partners Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

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GROUND FLOOR
APPROX. FLOOR
AREA 1327 SQ.FT.
(123.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1086 SQ.FT.
(100.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2413 SQ.FT. (224.1 SQ.M.)

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. 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	63
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	