



**£500,000**  
**16 Scratchface Lane**  
Bedhampton, PO9 3NG

## PROPERTY SUMMARY

Jeffries & Dibbens Estate Agents are pleased to present for sale this lovely, four bedroom, detached property which offers a host of attractive features both within and out. The property is well located in a popular Bedhampton road and is convenient for easy access to both the A27 and A3, as well as being just a five minute drive to Havant with its mainline railway station and excellent shopping facilities. Accommodation includes four bedrooms, including en-suite to the downstairs bedroom, a lovely fitted kitchen/dining room, a stunning family lounge with log burner. Outside there is ample off road parking, a garage and a good sized rear garden. An internal inspection is highly recommended to appreciate the size and quality of accommodation on offer here.

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## **ENTRANCE HALL**

**LOUNGE** 19' 9" x 14' 2" (6.02m x 4.32m)

**BEDROOM THREE** 16' 11" x 7' 11" (5.16m x 2.41m)

## **ENSUITE**

**KITCHEN/DINER** 20' 10" x 10' 11" (6.35m x 3.33m)

## **LANDING**

**BEDROOM ONE** 13' x 9' 2" (3.96m x 2.79m)

**BEDROOM TWO** 12' 2" x 10' 1" (3.71m x 3.07m)

**BEDROOM FOUR** 9' 10" x 6' 11" (3m x 2.11m)

## **BATHROOM**

## **GARAGE**





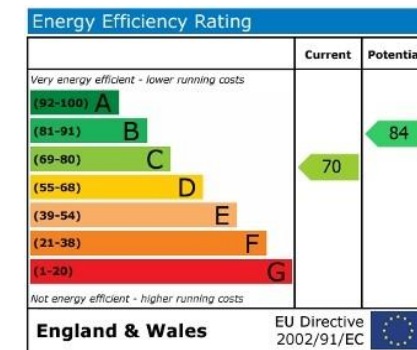
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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