



**£550,000**  
**17 Poppy Way**  
Denvilles, PO9 2FX

## PROPERTY SUMMARY

This beautifully presented, extended, four bedroom family home is offered with a complete onwards chain. This wonder property is located on the popular Manor Farm Estate and is within walking distance from Warblington train station as well as only a short drive to Havant Town Centre and Emsworth village. The contemporary accommodation comprises a lounge, WC, modern open plan kitchen/diner with a utility room, and the bright & airy family room opening onto the rear garden. The first floor landing leads to four well proportioned bedrooms with ensuite to master and the family bathroom suite. Externally there is ample off road parking via the driveway and a garage which has been partitioned giving an office space. An internal viewing is essential to appreciate the size and quality of accommodation on offer with this modern family home, contact us today to arrange your appointment.





**HALLWAY**

**WC**

**LOUNGE** 16' 4" x 10' 10" (4.98m x 3.3m)

**KITCHEN/DINING ROOM** 19' 6" x 12' 2" (5.94m x 3.71m)

**UTILITY**

**FAMILY ROOM** 19' 8" x 11' 11" (5.99m x 3.63m)

**GARAGE** 9' 2" x 7' 3" (2.79m x 2.21m)

**OFFICE** 10' 4" x 9' 2" (3.15m x 2.79m)

**LANDING**

**BATHROOM**

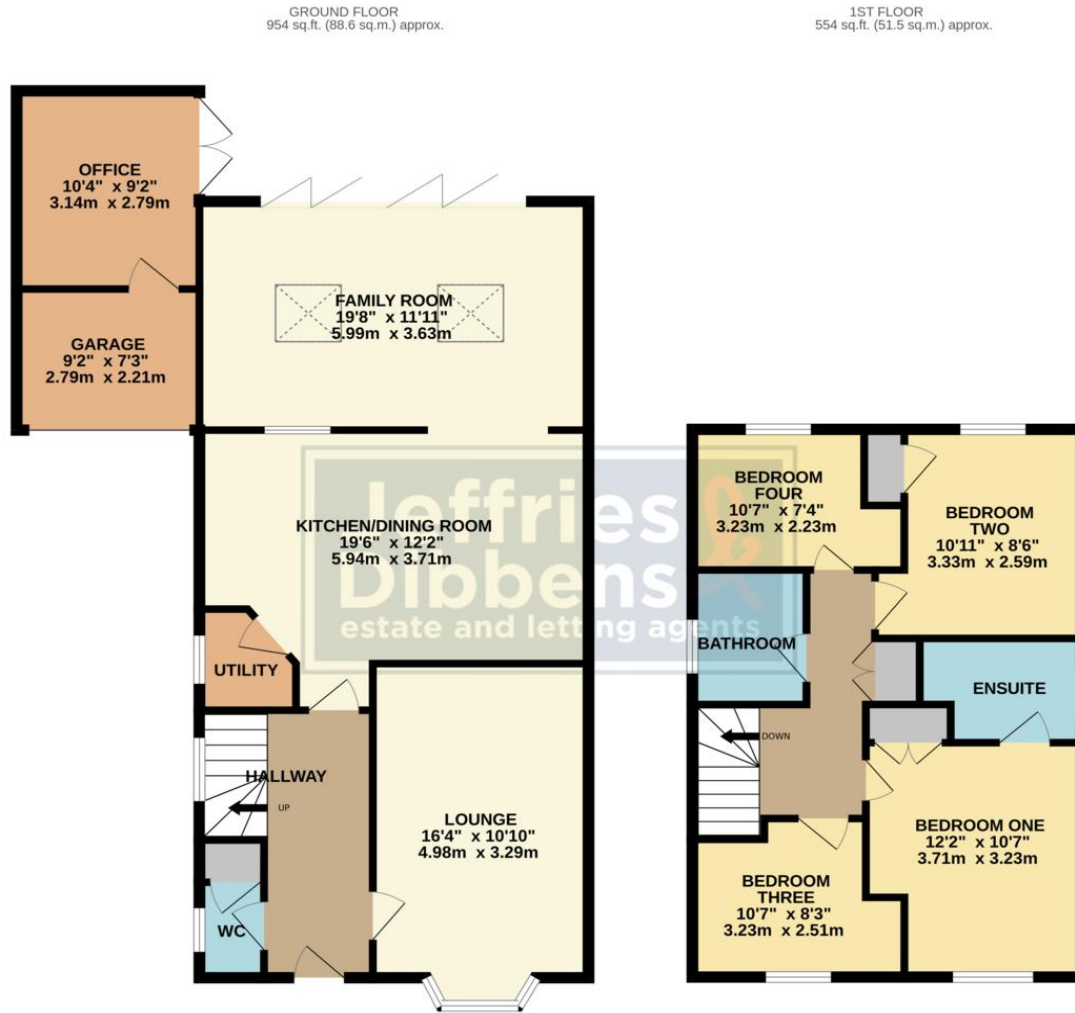
**BEDROOM ONE** 12' 2" x 10' 7" (3.71m x 3.23m)

**ENSUITE**

**BEDROOM TWO** 10' 11" x 8' 6" (3.33m x 2.59m)

**BEDROOM THREE** 10' 7" x 8' 3" (3.23m x 2.51m)

**BEDROOM FOUR** 10' 7" x 7' 4" (3.23m x 2.24m)



TOTAL FLOOR AREA: 1508 sq.ft. (140.1 sq.m.) approx.

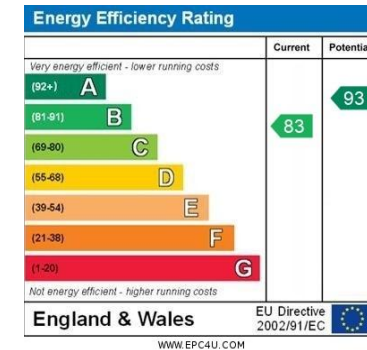
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**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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