



£495,000
40 Maylands Road
Bedhampton, PO9 3NR

PROPERTY SUMMARY

This substantial detached chalet style home, which sits on a large plot in a well regarded Bedhampton location, would make an ideal family home. The property is well presented and has a wonderfully spacious, light and airy ambiance having recently undergone a comprehensive scheme of renovation in 2021. Accommodation is flexible providing up to a possible four or even five double bedrooms whilst the hub of the property is a lovely contemporary, triple aspect kitchen/dining/family room with bi-folds overlooking the rear garden, as well as the study/bedroom and lounge/bedroom on the ground floor. Upstairs there are the three principle bedrooms, the larger of which benefits from an en-suite and a family bathroom. Outside, there is a hardstanding and driveway leading to the garage, which provides ample off road parking and an impressively large rear garden.





PORCH

HALLWAY

LOUNGE/BEDROOM 12' 10" x 10' 9" (3.91m x 3.28m)

KITCHEN/DINING/LIVING ROOM 21' 7" x 15' 9" (6.58m x 4.8m)

STUDY/BEDROOM 10' 9" x 8' 3" (3.28m x 2.51m)

UTILITY

SHOWER ROOM 7' 7" x 5' 3" (2.31m x 1.6m)

LANDING

BATHROOM 8' 11" x 5' 6" (2.72m x 1.68m)

BEDROOM ONE 20' 1" x 16' 1" (6.12m x 4.9m)

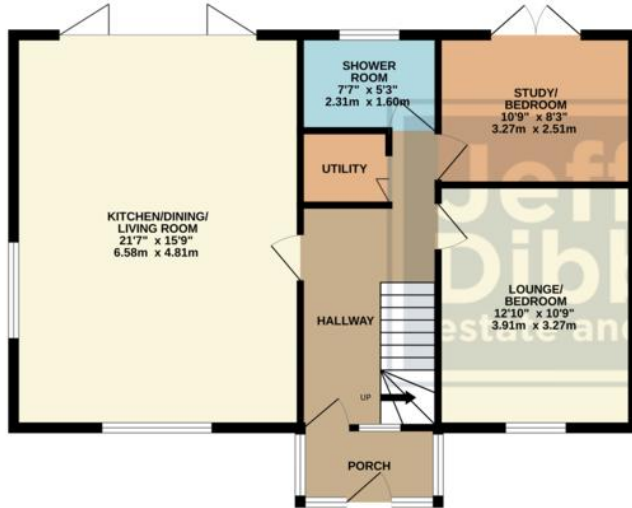
ENSUITE 6' 5" x 5' 7" (1.96m x 1.7m)

BEDROOM TWO 13' 11" x 8' 11" (4.24m x 2.72m)

BEDROOM THREE 10' 9" x 10' 8" (3.28m x 3.25m)



GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 1470 sq.ft. (136.6 sq.m.) approx.

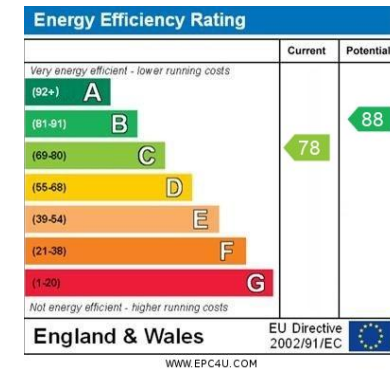
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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

**Jeffries
Dibbensen**
estate and letting agents

OFFICE ADDRESS
13 North Street, Havant,
Hampshire, PO9 1PW

CONTACT
023 9247 4737
havant@jeffries.co.uk
www.jdea.co.uk