

£269,500
34 Farrington Road
West Leigh, PO9 2LR

PROPERTY SUMMARY

Extended three bedroom family home with a South facing garden and off road parking located close to well regarded schools and transport links. With a modern fitted kitchen, spacious lounge/diner and conservatory on the ground floor, the first floor landing leads to the shower room, WC and three well proportioned bedrooms. Externally the property offers a low maintenance rear garden and shed with the potential to turn into a garden office. Additional benefits include a new boiler (2024) and new double glazing to the front (2023). An internal viewing is essential to appreciate the space on offer here, contact us to arrange your appointment.





HALLWAY

KITCHEN 11' 4" x 7' 8" (3.45m x 2.34m)

LOUNGE/DINER 14' 6" x 12' 2" (4.42m x 3.71m)

CONSERVATORY 9' 4" x 8' 8" (2.84m x 2.64m)

LANDING

BEDROOM 13' x 10' 4" (3.96m x 3.15m)

BEDROOM TWO 11' 9" x 7' (3.58m x 2.13m)

BEDROOM THREE 9' 5" x 7' 5" (2.87m x 2.26m)

SHOWER ROOM

WC



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.8 sq.m.) approx.

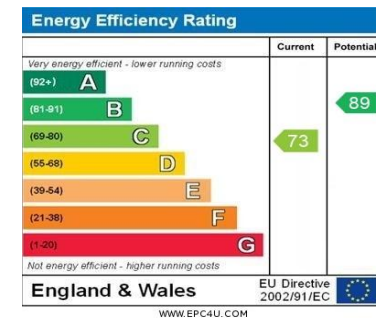
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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