



**£280,000**  
**109 Blendworth Crescent**  
Leigh Park, PO9 2BD

## PROPERTY SUMMARY

Extended two/three bedroom end terraced house with Off Road Parking to the front. This family home has been greatly enhanced to create a wonderful fitted kitchen diner with a sky light, utility cupboard & WC and with folding doors that look out to the rear garden. There is also a stylish lounge with bay window. The spacious bathroom has been extended and the layout of originally two bedrooms has been partitioned into three bedrooms. With the driveway to the front, storage to the side and a private rear garden, we feel this family home offers great space for young families. An internal viewing is essential to truly appreciate the space on offer, contact us to arrange your viewing.

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**PORCH**

**HALL**

**LOUNGE** 15' 10" x 10' 7" (4.83m x 3.23m)

**WC**

**KITCHEN/DINER** 16' 5" x 15' 4" (5m x 4.67m)

**LANDING**

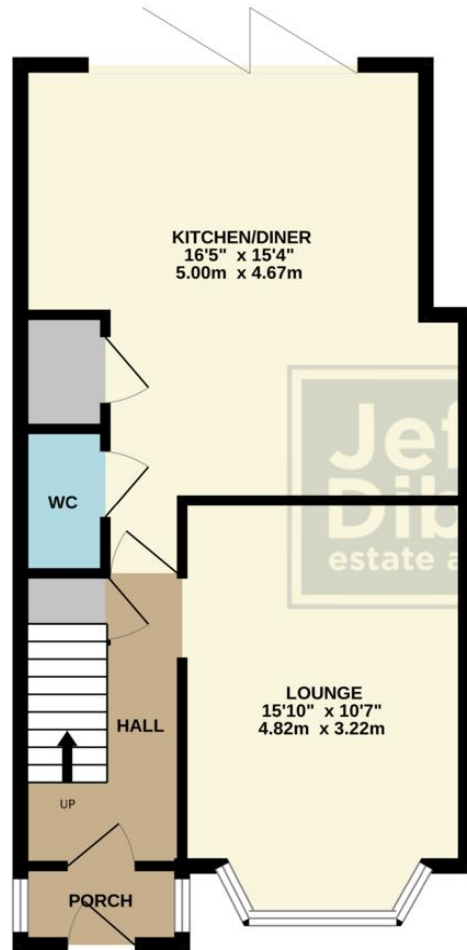
**BATHROOM** 8' 8" x 7' (2.64m x 2.13m)

**BEDROOM ONE** 11' x 10' 8" (3.35m x 3.25m)

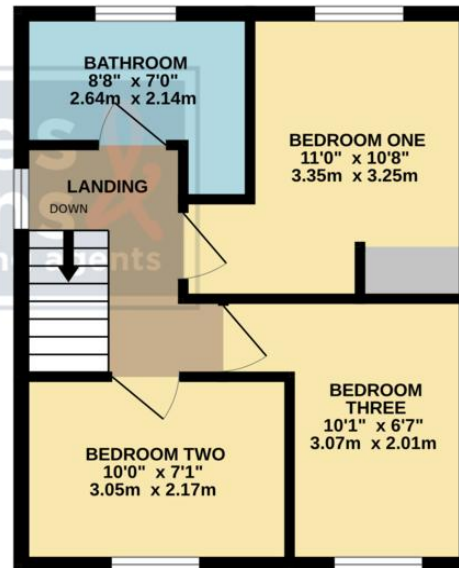
**BEDROOM TWO** 10' x 7' 1" (3.05m x 2.16m)

**BEDROOM THREE** 10' 1" x 6' 7" (3.07m x 2.01m)

GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 sq.m.) approx.

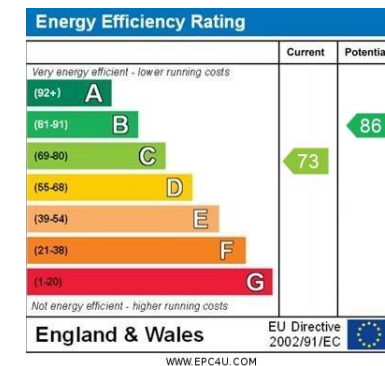
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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