



£325,000 Freehold



3 Denn Fields  
Denvilles  
Havant  
PO9 2QZ

- Spacious Semi-Detached House
- Three Bedrooms (Master Ensuite)
- Light and Airy Lounge
- Southerly Facing Rear Garden

Email - [havant@jeffries.co.uk](mailto:havant@jeffries.co.uk) Tel - 023 9247 4737

"Located in small and exclusive private road In Denvilles, this attractive and well presented Georgian style home, arranged over three floors, is sure to attract early interest. The property, which was built in 2015, has all the features and benefits expected from a 'new build' house including, on the ground floor, a lovely fully fitted kitchen, cloakroom, and a wonderful bright, airy and particularly spacious lounge/dining room which has a log burning stove and patio doors looking out onto the well tended southerly facing rear garden. On the upper floors there are three bedrooms, all of which are doubles including a master en-suite and the family bathroom. Outside there is ample driveway parking with side access leading to the rear garden. Contact Jeffries to arrange an internal viewing."

**Rob Jones, Branch Manager, Havant Office**

### **ENTRANCE HALL**

### **ENSUITE**

### **KITCHEN**

10' 4" x 9' 1" (3.15m x 2.77m)

### **BEDROOM TWO**

15' 1" x 9' (4.6m x 2.74m)

### **WC**

### **BATHROOM**

### **LOUNGE**

15' 1" x 13' 5" (4.6m x 4.09m)

### **BEDROOM**

15' 1" x 13' 2" (4.6m x 4.01m)

### **LANDING**

### **OUTSIDE**

### **BEDROOM ONE**

15' 1" x 10' 10" (4.6m x 3.3m)

Block paved driveway  
providing parking for two cars  
Southerly facing garden



Free solicitor quotes available on request





AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Partners Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

Visit our 'Graham Jeffries Mortgage Desk'



GROUND FLOOR  
APPROX. FLOOR  
AREA 424 SQ. FT.  
(39.4 SQ. M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 396 SQ. FT.  
(36.8 SQ. M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 208 SQ. FT.  
(19.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 1028 SQ. FT. (95.5 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix (C)2020

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		92
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC