



GUIDE PRICE
£600,000 - £625,000
17 Glyn Way
Stubbington, PO14 2PH

PROPERTY SUMMARY

This three/four bedroom detached chalet bungalow is situated in the ever-popular cul-de-sac of Glyn Way, Stubbington. Within walking distance to both the village and the beach, this property has been extended and renovated by its current owners to a high standard. As you enter the property into the spacious hallway, there is a sleek four-piece bathroom, a separate lounge, downstairs bedroom/study, a spectacular, modern kitchen with integrated appliances open into the bright extension. Boasting vaulted ceilings and patio doors opening onto the wrap around garden, an abundance of light streams into this light family space, ideal for dining and socialising. Upstairs, there are three well-proportioned bedrooms and a separate W/C. The landscaped garden is full of character with a pond and a stream, a patio area as well as lawn and further garden storage. Further benefits include a utility room, driveway parking and a garage with an incorporated home office/music room. This property is not to be missed so call us now in our Stubbington Office to book in your viewing today and avoid missing out.





HALLWAY

KITCHEN/BREAKFAST ROOM 22' 6" x 13' 4" (6.86m x 4.06m)

UTILITY ROOM 10' 7" x 6' 5" (3.23m x 1.96m)

SUN ROOM 20' 4" x 19' 4" (6.2m x 5.89m)

LOUNGE 16' 3" x 12' 3" (4.95m x 3.73m)

STUDY/BEDROOM FOUR 9' 9" x 8' (2.97m x 2.44m)

BATHROOM 10' 8" x 7' 9" (3.25m x 2.36m)

LANDING

MASTER BEDROOM 14' 3" x 13' 5" (4.34m x 4.09m)

BEDROOM TWO 14' 3" x 11' 5" (4.34m x 3.48m)

BEDROOM THREE 10' 9" x 8' 1" (3.28m x 2.46m)

BATHROOM 4' 7" x 3' 4" (1.4m x 1.02m)

OUTSIDE

REAR GARDEN

GARAGE

DRIVEWAY



GROUND FLOOR

1ST FLOOR



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
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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