



NESBITT & SONS
ESTATE AGENTS



1 Blenheim Gardens, Havant, PO9 2PN
Offers in excess of £400,000

This lovely detached family home is located in one of the most popular areas of Havant within a short distance of Warblington Railway Station and Havant Town Centre is about a mile away.

The property is well presented throughout with the internal accommodation briefly comprising of - downstairs cloakroom, living Room, dining room, modern fitted kitchen, utility room, three good size bedrooms and a shower room.

Outside there is a driveway at the front providing access to an integral garage and a further larger garage on the side of the house. At the rear there is great size enclosed garden which is mainly laid to lawn with a selection of flower and shrub borders.

Viewing is strongly recommended to fully appreciate the accommodation and location on offer here.

Entrance

Downstairs Cloakroom 7'2 x 3'4 (2.18m x 1.02m)

Living Room 25'8 x 12'9 (7.82m x 3.89m)



Dining Room 14'10 x 10'3 (4.52m x 3.12m)



Kitchen 14'8 x 10'5 (4.47m x 3.18m)



Utility Room 15'11 x 9'1 (4.85m x 2.77m)



First Floor Landing



Bedroom One 14'11 x 11'11 (4.55m x 3.63m)



Bedroom Two 14'7 x 9'11 (4.45m x 3.02m)



Bedroom Three 11'11 x 6'4 (3.35m x 1.93m)

Shower Room 11'5 x 5'5 (3.48m x 1.65m)



Outside

Garages

Garden



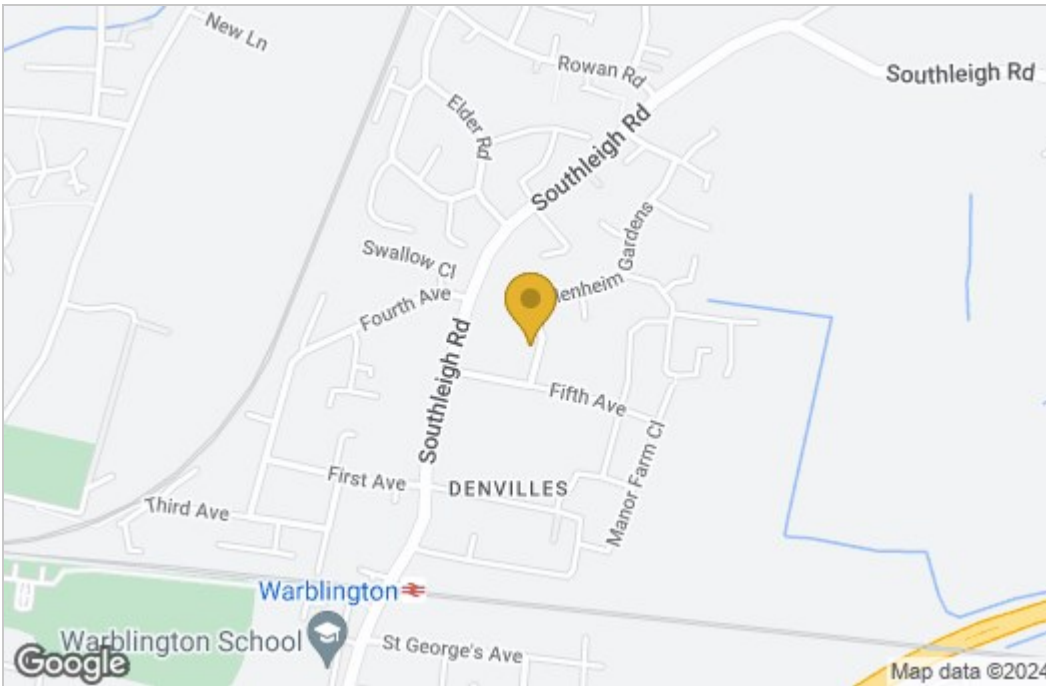
Floor Plan



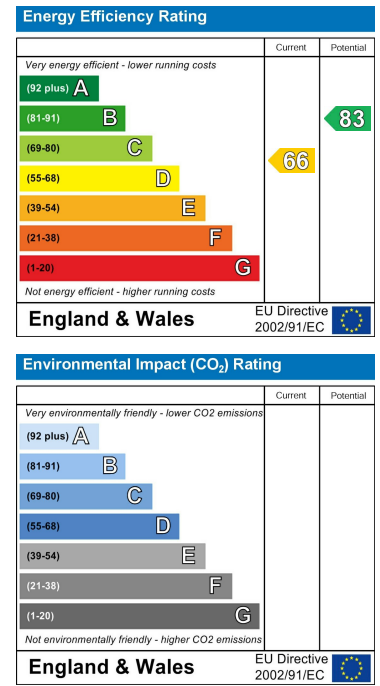
3 BED DETACHED

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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Area Map



Energy Efficiency Graph



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