

Floor Plan



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

## 44 Merton Avenue Fareham, PO16 9NE

We are pleased to welcome to the market this stunning extended three bedroom chalet style home close to local amenities and the popular foreshore offering:

The ground floor consists of lounge with log burner, separate family room/office, 23FT kitchen diner with bi-folds opening onto the west facing garden and a ground floor shower/utility room.

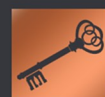
Moving upstairs there are three bedrooms and a first floor bathroom.

To the front there is ample off street parking and a generous rear garden with child's play area.

**Offers over £450,000**

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# 44 Merton Avenue

Fareham, PO16 9NE



- EXTENDED
- GENEROUS WEST FACING GARDEN
- TWO BATHROOMS
- CLOSE TO WATERFRONT
- OFF ROAD PARKING
- THREE BEDROOMS
- BI-FOLDS & SKYLIGHT
- IMMACULATE THROUGHOUT

