

£650,000
30 Heathfield Avenue
Fareham, PO15 5QA

PROPERTY SUMMARY

This immaculately presented detached home is situated in the quiet and sought after Catisfled area. The property has been considerably extended since its original form. Downstairs there is a large open plan living space, a kitchen/diner, a play room, a study, a walk-in pantry and a utility room. Upstairs the main bedroom benefits from an en suite shower room while the three other generous-sized bedrooms all share a four piece family bathroom. Externally, the secluded west facing rear garden is mainly laid to lawn with a shingle seating area, off road parking for multiple vehicles to the front as well as garage. An early viewing is strongly recommended to appreciate what this family home has to offer.





PORCH

LOUNGE 19' 10" x 13' 3" (6.05m x 4.04m)

KITCHEN/BREAKFAST ROOM 22' 4" x 11' 11" (6.81m x 3.63m)

PLAY ROOM 17' 6" x 8' 11" (5.33m x 2.72m)

UTILITY 13' 8" x 6' 0" (4.17m x 1.83m)

PANTRY 8' 0" x 5' 0" (2.44m x 1.52m)

STUDY 10' 3" x 5' 0" (3.12m x 1.52m)

WC

LANDING

BEDROOM 1 17' 6" x 13' 10" (5.33m x 4.22m)

ENSUITE 6' 7" x 4' 7" (2.01m x 1.4m)

BATHROOM 8' 8" x 5' 11" (2.64m x 1.8m)

BEDROOM 2 13' 4" x 10' 6" (4.06m x 3.2m)

BEDROOM 3 13' 5" x 9' 2" (4.09m x 2.79m)

BEDROOM 4 10' 0" x 8' 11" (3.05m x 2.72m)

WALK THROUGH 18' 0" x 4' 9" (5.49m x 1.45m)

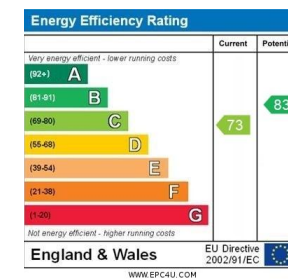
GARAGE 18' 0" x 9' 1" (5.49m x 2.77m)

LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

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

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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