



GUIDE PRICE  
**£800,000-£850,000**  
**26 Burnham Wood**  
PO16 7UD



## PROPERTY SUMMARY

This deceptively spacious, architect designed family home is situated in the highly sought after Burnham Wood, off of Kiln Road. The ground floor welcomes you with a grand entrance hall that leads to a spacious lounge, a cosy family room, and a bright contemporary fitted kitchen/breakfast room - ideal for both day-to-day life and entertaining. There's also a separate dining room, an integral double garage, a practical porch, and a downstairs WC. Upstairs, you'll find four generously sized double bedrooms, each with fitted wardrobes. The master bedroom boasts an ensuite bathroom and the other bedrooms benefit from a four piece bathroom. Externally, the south-facing garden offers a fantastic space for outdoor living as well as ample parking towards the front of the property. An early viewing is strongly recommended to appreciate what this family home has to offer!





## **ENTRANCE HALL**

**FAMILY ROOM** 17' 11" x 13' 0" (5.46m x 3.96m)

**KITCHEN/BREAKFAST ROOM** 18' 10" x 13' 0" (5.74m x 3.96m)

**DINING ROOM** 14' 7" x 11' 3" (4.44m x 3.43m)

**LOUNGE** 19' 0" x 16' 5" (5.79m x 5m)

## **LANDING**

**BEDROOM 1** 16' 5" x 13' 2" (5m x 4.01m)

## **ENSUITE**

**BEDROOM 2** 14' 7" x 11' 3" (4.44m x 3.43m)

**BEDROOM 3** 14' 8" x 11' 2" (4.47m x 3.4m)

**BEDROOM 4** 13' 0" x 12' 6" (3.96m x 3.81m)

## **BATHROOM**

## **REAR GARDEN**

**DOUBLE GARAGE** 18' 3" x 16' 5" (5.56m x 5m)







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 F

**VIEWINGS**  
By prior appointment only

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As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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