



## 12 Chalk Dock Avenue

Farlington, Havant, PO9 3FF

Offers in excess of £315,000



# 12 Chalk Dock Avenue

Farlington, Havant, PO9 3FF

Offers in excess of £315,000



## Welcome to Chalk Dock Avenue...

What a 2 bedroom home this is! Only 2 years old, this charming two bedroom semi-detached home is brought to the market for sale, offering a beautiful first home or place to downsize to. The current owners have done a programme of cosmetic works to this property including adding stylish panelling in the lounge, new herringbone flooring and even constructing a detached garden room/office!

Entering via the front door you arrive in the entrance lobby which has stairs to the first floor and a door to the lounge. The lounge is a cosy room with double glazed window to the front, modern decor, TV and power points and a radiator. There is a door through to the cloakroom and kitchen.

The cloakroom is fitted with a low-level flush WC and wash hand basin.

The kitchen breakfast room overlooks the rear garden with French doors on to. The kitchen is fitted with a modern range of wall and base units with a range of integral appliances including a fridge freezer, dishwasher, gas hob, electric oven and washing machine. There is ample work-surface with an inset sink and drainer.

On the first floor there are two double bedrooms, each with a window to the respective elevation and finished with carpet. The Master occupies the front of the property, with two built in storage cupboards.

The bathroom is fitted with a white suite comprising of a panel enclosed bath with shower over, low-level flush WC, wash hand basin and wall-mounted radiator.

Externally the property benefits from a fence enclosed rear garden largely laid to lawn with a patio seating area off of the kitchen. The owners have recently had a garden room built and this room is fully insulated, has power, lighting and hardwired internet. This means it is an ideal space for home office, kids den, opportunity for a salon or business to be run (subject to permissions) or even a 3rd bedroom!

To the front there is a driveway for 2 cars.

## Location

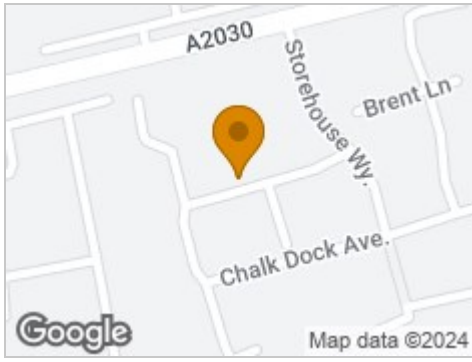
This property is located in the popular town of Bedhampton, which is a part of the borough of Havant and has been built on a site known to those locally as 'The Old Strawberry Fields'. Close to the junction for both the A3M and A27 - less than a 3 minute drive to either - this home gives the best of both worlds being well-situated for commuters but in a quiet private road. This home is in the catchment areas for the popular Bidbury Infant and Junior Schools and Warblington, Crookhorn or Oaklands Senior school.

There is likely to be an estate management charge but this is payable only upon completion of the entire site, which won't be until at least another year...





## Road Map



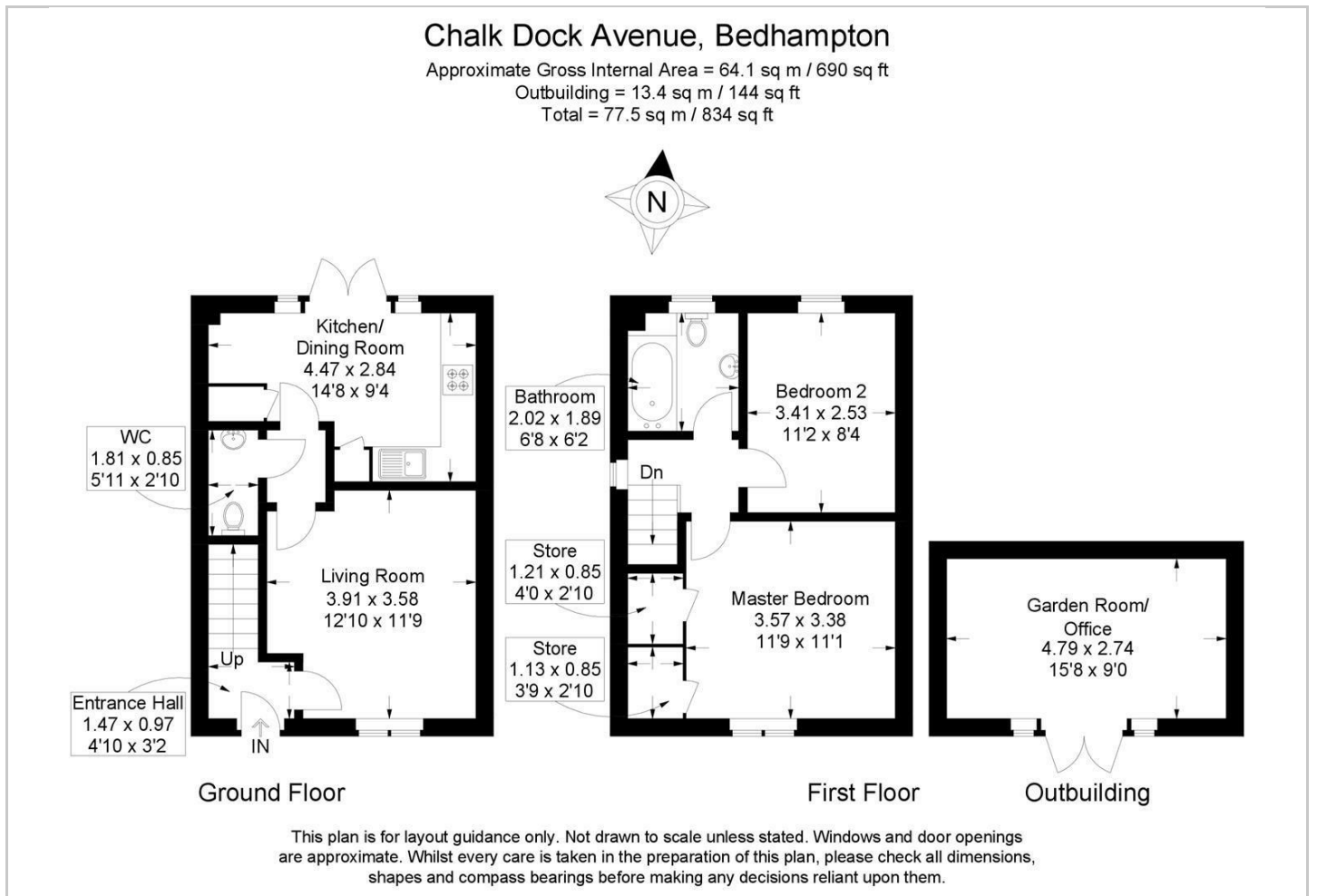
## Hybrid Map



## Terrain Map



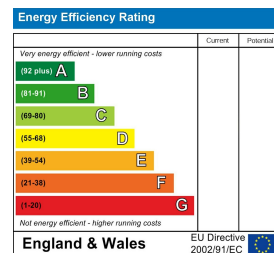
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.