



17 Westways

Farlington, Havant, PO9 3LN

Offers in excess of £450,000



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Welcome to Westways...

This stunning semi-detached property in Farlington offers an ideal family home, combining spacious living with modern finishes. With three/four bedrooms, two bathrooms, a kitchen diner and two further versatile reception rooms, this home provides ample space for a growing family to relax, entertain, and enjoy everyday living.

The heart of the home is the impressive open-plan kitchen and dining area. This spacious kitchen is well-equipped, offering ample storage and countertop space, making it ideal for both everyday meals and entertaining guests. The dining area, bathed in natural light, provides a warm and inviting atmosphere for family gatherings. The kitchen itself is fitted with a range of wall and base units, one and half bowl stainless steel sink unit with mixer tap over and drainer. The integrated appliances include an electric oven, grill and gas hob with extractor hood over, integrated freezer and space and plumbing for dishwasher.

The two reception rooms offer further flexibility. The first reception room, with its cosy fireplace, is perfect for relaxing on colder evenings. The second reception room across the back of the home, with garden views and direct access to the beautifully landscaped garden, creates a seamless connection between indoor and outdoor living, ideal for summer entertaining or enjoying quiet mornings in nature.

The Master Bedroom, located on the first floor, is a generously sized double room with built-in wardrobes, offering convenient and ample storage. Its modern décor creates a calming space for rest and

relaxation. The second bedroom, also a double, benefits from an abundance of natural light, making the room feel bright, airy, and welcoming. The third bedroom is particularly spacious, offering flexibility for use as a children's room, a guest bedroom, or even a playroom or hobby space. The fourth bedroom, located on the ground floor, adds versatility to the home, with potential as a guest room, home office, or gym, catering to the needs of modern living.

Both bathrooms in the property add practicality and style. The main family bathroom has been newly refurbished, featuring contemporary finishes and a sleek design, offering a luxurious space for unwinding. The second bathroom, a convenient ground-floor shower room, is perfect for guests and ensures ease of access for all residents and is fully tiled and includes a shower cubicle, low-level flush WC and wash hand basin.

The enclosed rear garden is laid largely to lawn, with mature shrub and planting borders plus raised decked seating area. There is also a pergola, housing a hot-tub!

To the front, there is a block-paved driveway with off-road parking for 2-3 cars.

Situated in a popular pocket of roads with strong community ties, excellent public transport links with the junction to the A3M and A27 just a two minute drive, and local amenities, this property provides the perfect combination of comfort and convenience. Don't miss the opportunity to make this immaculate home your own—schedule a viewing today!



Road Map



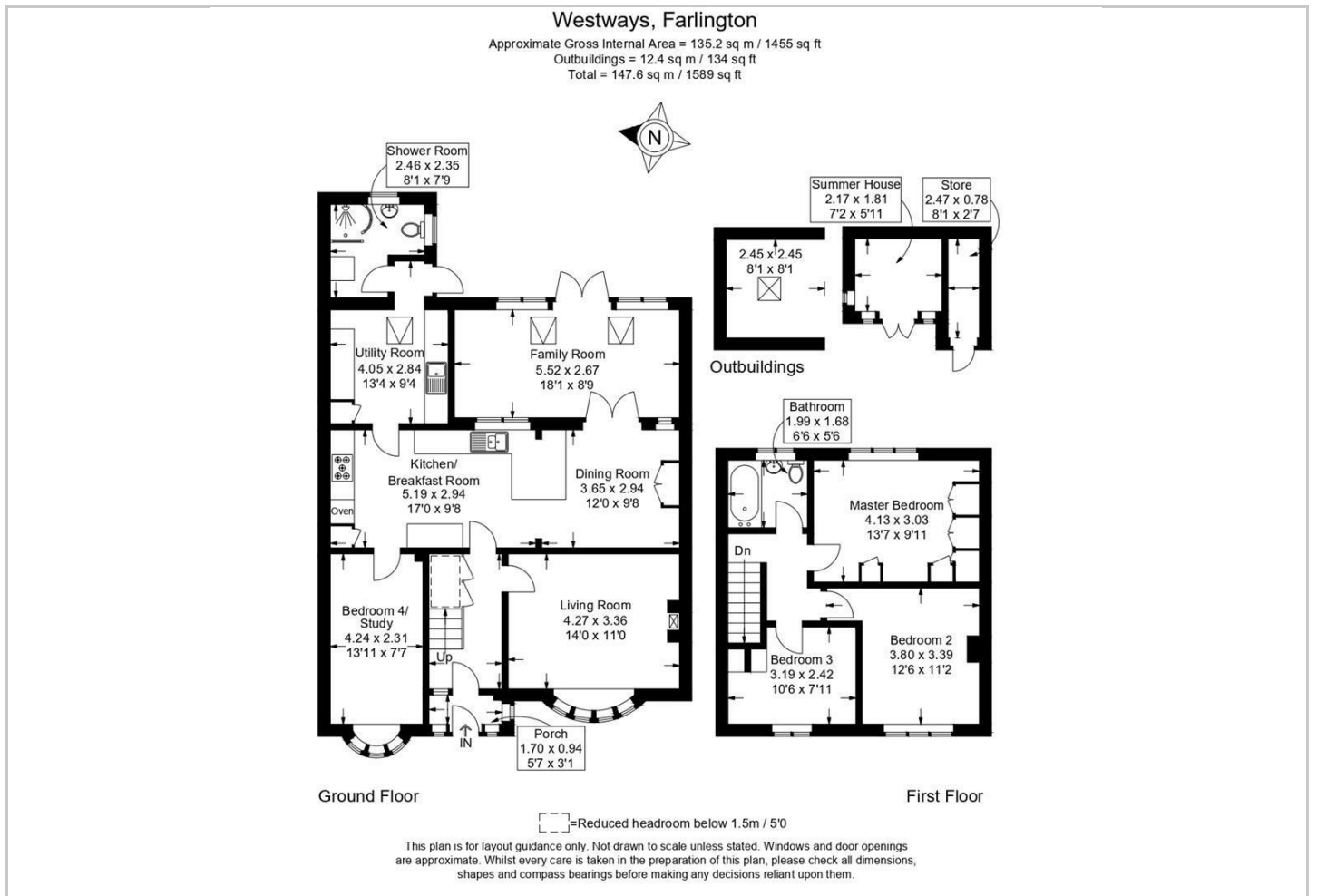
Hybrid Map



Terrain Map



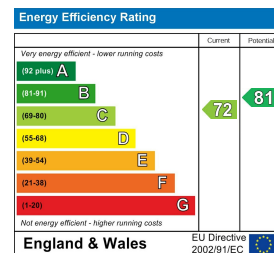
Floor Plan



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



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