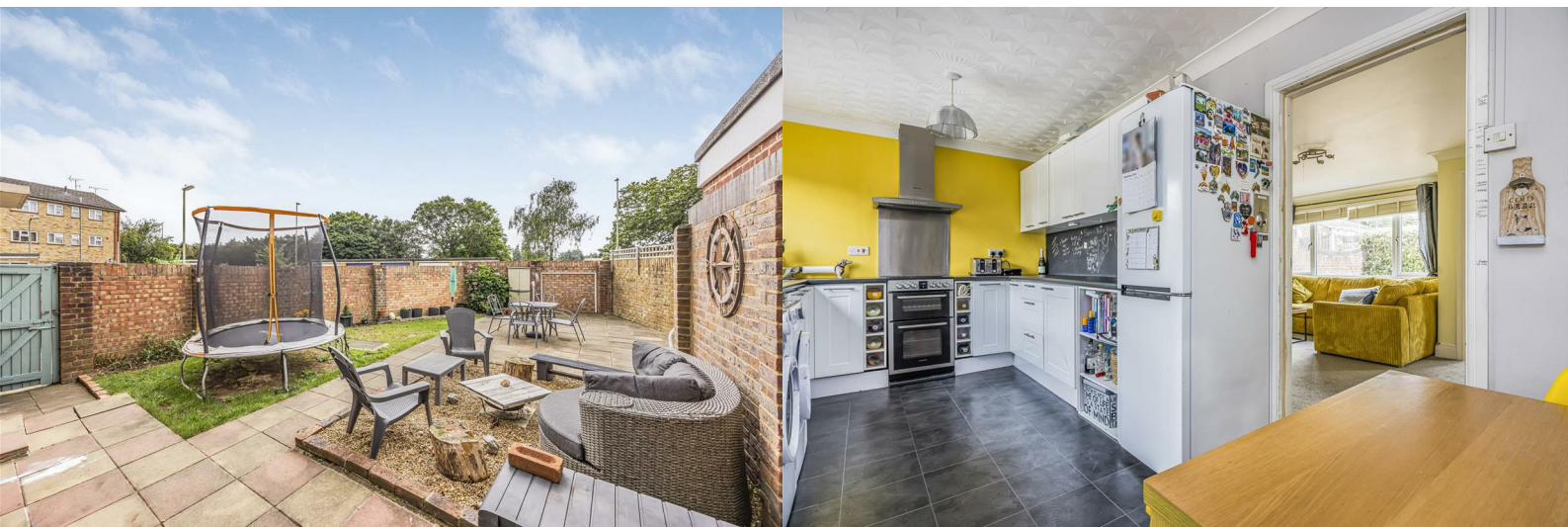




12 Passfield Walk

West Leigh, Havant, PO9 5QG

Offers in the region of £230,000



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Welcome to Passfield Walk...

Welcome to this delightful two-bedroom semi-detached home in the sought-after West Leigh Park area of Havant. Perfect for first-time buyers, this spacious property offers a warm and inviting atmosphere, making it easy to envision turning it into your very own haven. Located in a prime spot, the home is within easy reach of local schools, parks, Havant town centre, and the motorway, providing excellent accessibility for daily commutes and weekend outings.

As you step inside, you're greeted by a large entrance hall, offering ample space to hang your coats, store boots, or even park a pram or pushchair. This practical entryway sets the tone for the rest of the home, which is both functional and welcoming. The living room/lounge is a true highlight, boasting generous proportions that invite you to kick back and relax. Picture yourself sinking into the comfort of this cozy space, enjoying a cup of tea in front of the TV after a long day.

The kitchen is equally impressive, offering plenty of room for all your white goods and more. With abundant cupboard space and a convenient spot for the gas and electric meters, it's designed for both functionality and style. It's the perfect space for cooking up your favorite meals or experimenting with new recipes.

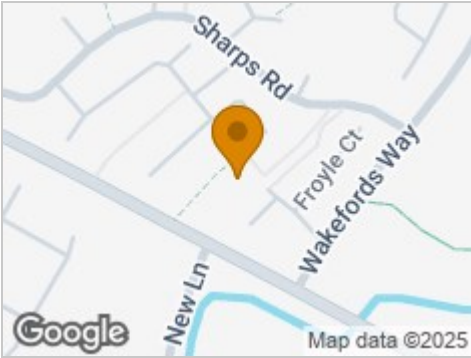
The home features two well-sized bedrooms. The Master Bedroom occupying the front elevation currently serving as a child's bedroom. This room offers endless possibilities and includes built-in shelving/wardrobe for added convenience. The

second bedroom is cozy and warm, easily accommodating a double bed along with additional furniture. It also benefits from built-in wardrobe space, providing plenty of storage.

Outside, the low-maintenance front garden features shingle and stone landscaping, leading to the front door but if the wall was removed, this would be a fantastic opportunity to have a driveway. The rear garden is laid to lawn with a large patio area, ideal for outdoor entertaining or gatherings. A side gate access complete this charming outdoor space...



Road Map



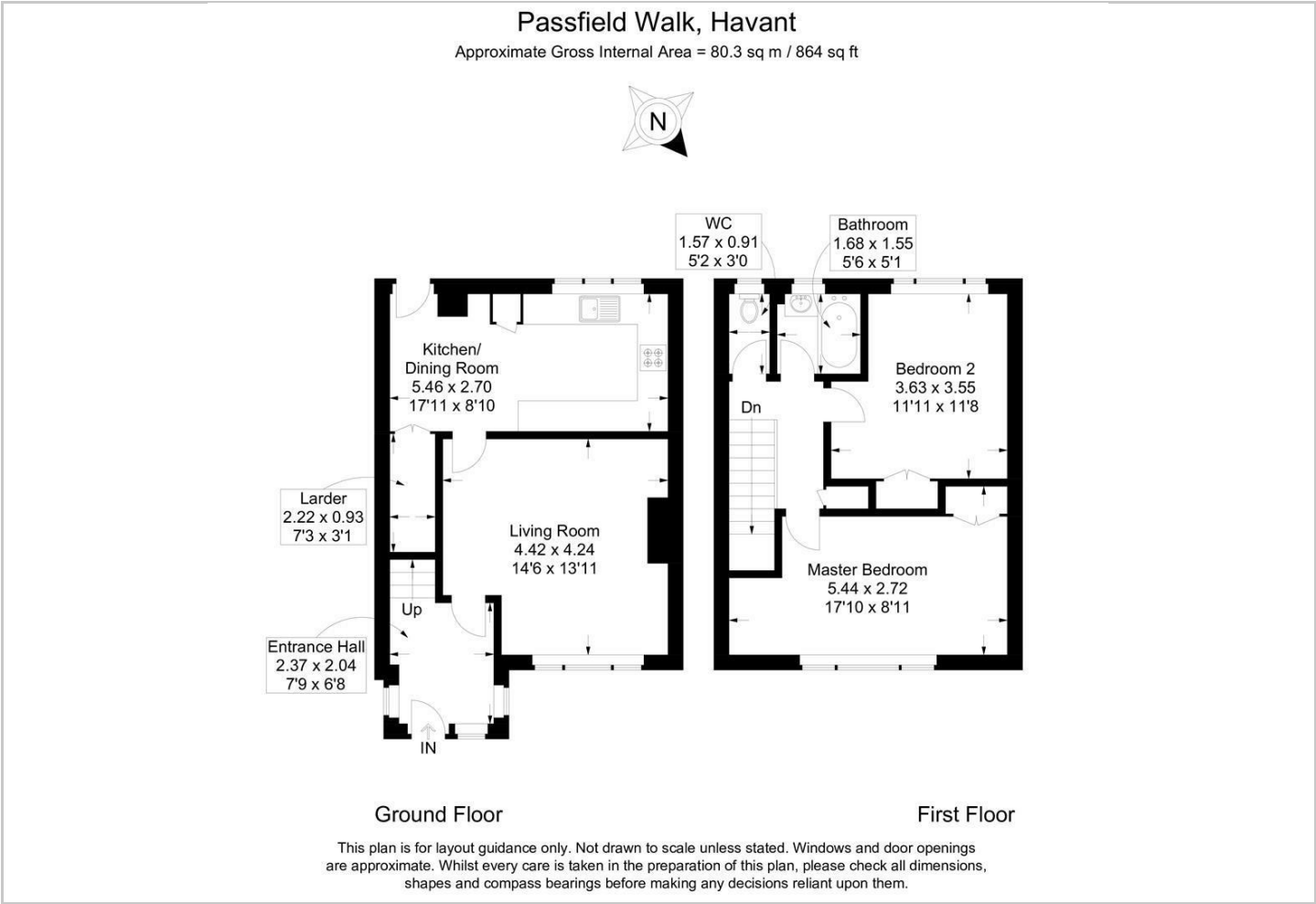
Hybrid Map



Terrain Map



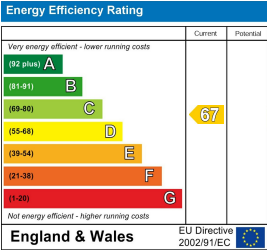
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.