



52 Coombe Farm Avenue

Fareham, PO16 0TS

Offers in excess of £350,000



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PRICED TO SELL, this two/three bedroom detached bungalow features spacious accommodation, beautifully landscaped gardens, purpose-built workshop, garage and driveway, situated in the peaceful setting of Coombe Farm Avenue, Fareham, within easy reach of the town centre and train station. This property offers an exciting opportunity for buyers to place their own stamp on a well-positioned home.

The property is approached via a landscaped front garden, carefully maintained by the current owners, with a driveway running alongside the bungalow providing ample off-road parking and leading to a single garage. The front garden features established planting and contributes to the property's kerb appeal, while a side gate gives access to the rear.

Stepping inside, a welcoming entrance hall offers cloak hanging space, access to the loft and leads to the principal rooms. To the front of the property, a generous lounge enjoys plenty of natural light through a large bay window and additional side window. The room also features a fireplace, radiator, and glazed double doors connecting to the dining room/third bedroom, creating an excellent flow between reception spaces.

The kitchen includes an integrated double oven and hob with extractor over, plus space for further appliances. From here, a door leads into the sun lounge/conservatory, currently arranged as both a utility and relaxation space. This bright extension enjoys rear garden views, with French doors opening directly onto the patio and lawn. With further base and eye-level units, work surfaces, sink, and plumbing

for a washing machine, it is a highly practical and versatile area.

The bungalow offers up to three bedrooms. Bedroom One, a bright double room positioned at the front of the property, benefits from built-in storage and fitted bedroom furniture. Bedroom Two, accessed directly from the hallway, includes fitted wardrobes and provides flexible use as a bedroom, study or hobby room. Bedroom Three, currently utilised as a dining room, also enjoys garden views and can be accessed directly from both the hallway and lounge, offering further versatility depending on preference.

The shower room is well-appointed with tiled walls and fitted with a shower cubicle, pedestal wash hand basin, close-coupled WC, towel rail, radiator, and shaver/light point.

One of the highlights of the property is its impressive garden. Extending to a generous size, it has been beautifully landscaped and maintained with a wide expanse of lawn, established borders, shrubs, and a greenhouse. A self-watering system has been installed throughout to ensure year-round ease of maintenance. Towards the rear of the garden, a purpose-built workshop provides excellent storage and workspace, while an additional outbuilding offers further versatility. The workshop is offered complete with a selection of hand and machine tools included -such as a Wenger front loading Kiln! Making it ideal for hobbyists or those requiring substantial storage.

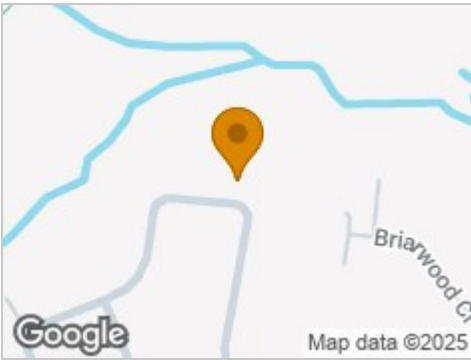
A pathway through the garden leads to a wooden gate providing rear pedestrian access to The Gillies, offering a convenient path to the town centre and

train station, and excellent dog walks!

In summary, this detached bungalow provides a fantastic opportunity to purchase a spacious and flexible home in a desirable and peaceful location. The properties well-kept gardens, excellent storage, and proximity to local amenities and transport links make it an excellent choice for those seeking a home with potential.



Road Map



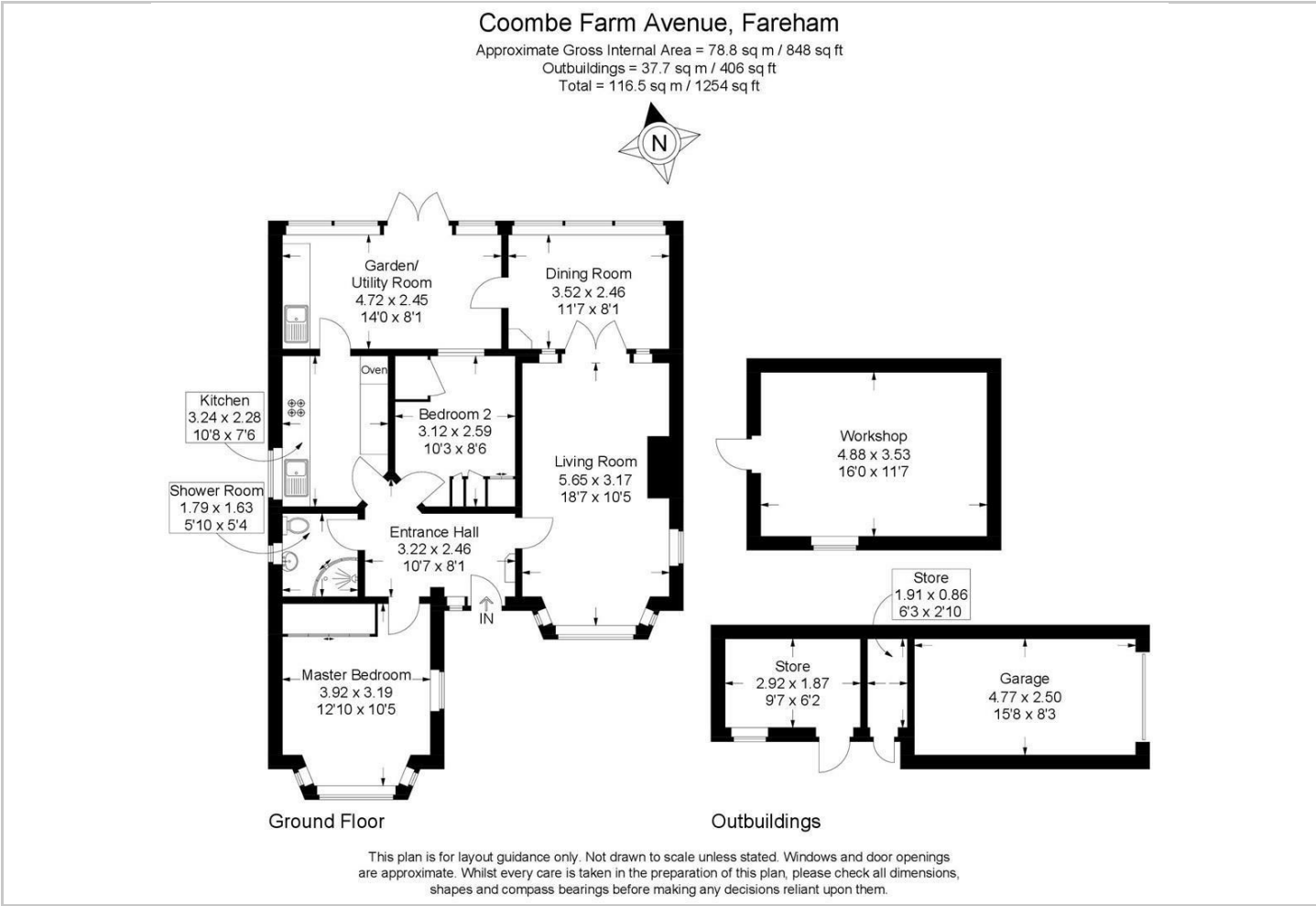
Hybrid Map



Terrain Map



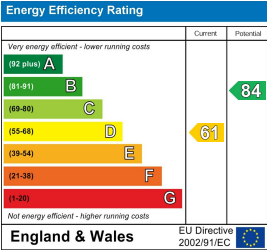
Floor Plan



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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