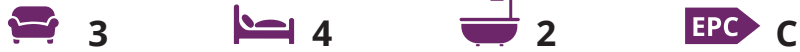




## 2 Mallard Road



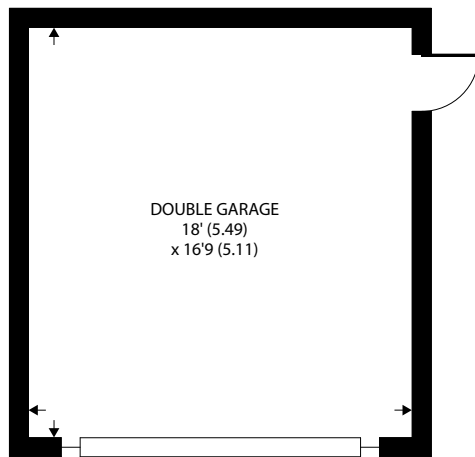
- ▶ **Beautifully Presented Four Bedroom Detached House**
- ▶ **Modern Fitted Kitchen**
- ▶ **Spacious Bedrooms**
- ▶ **Landscaped Private Garden**
- ▶ **No Forward Chain**
- ▶ **Two Reception Rooms**
- ▶ **Utility Room**
- ▶ **En-Suite To Bedroom One**
- ▶ **Double Garage & Drive Providing Ample Parking**
- ▶ **Solar Hot Water System**

Welcome to this beautifully presented four-bedroom detached house located in a sought-after neighbourhood. As you step into the property, you are greeted by a spacious entrance hall that leads to the two reception rooms, offering versatile living spaces that can be tailored to suit your lifestyle. The modern fitted kitchen provides ample storage space. Adjacent to the kitchen is a convenient utility room, providing extra storage and space for laundry activities.

Making your way to the first floor, you will find generously sized bedrooms, all flooded with natural light, creating a warm and inviting atmosphere. Bedroom one features an en-suite bathroom, adding a touch of luxury and privacy to your everyday routine.

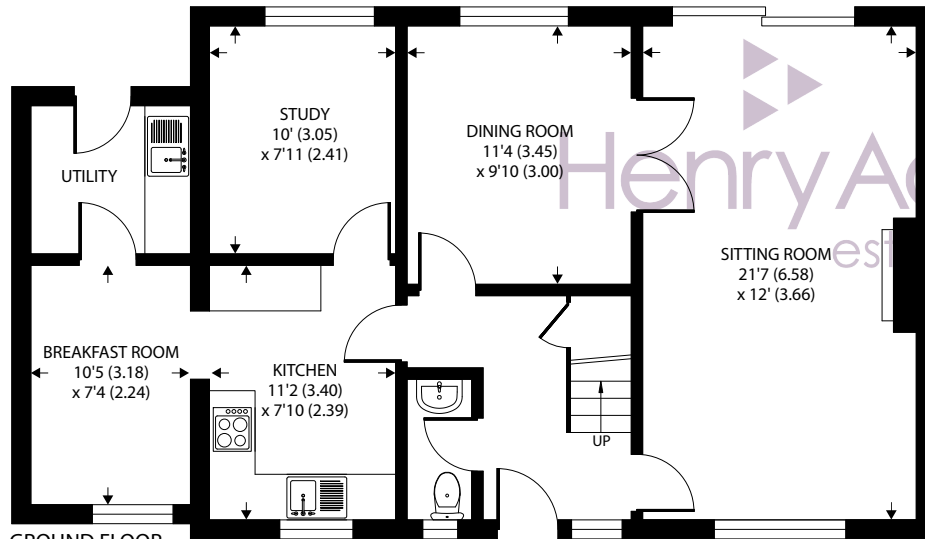
The landscaped private garden offers a serene escape from the hustle and bustle of daily life, perfect for enjoying outdoor gatherings or simply relaxing in the fresh air. Additionally, the property includes a double garage and a drive that provides ample parking space for multiple vehicles, ensuring both convenience and security.



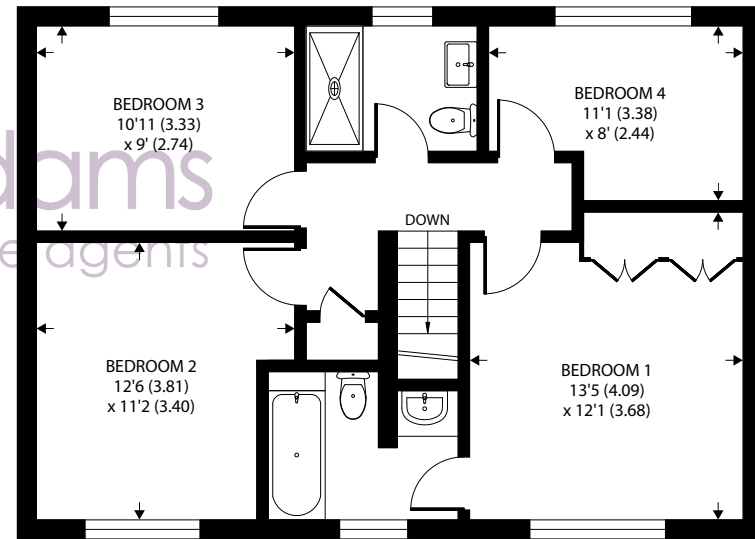


DOUBLE GARAGE  
18' (5.49)  
x 16'9 (5.11)

GARAGE



GROUND FLOOR



FIRST FLOOR

## 2 Mallard Road

Approximate Area = 1481 sq ft / 137.5 sq m

Garage = 303 sq ft / 28.1 sq m

Total = 1784 sq ft / 165.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Henry Adams. REF: 1163713

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Situation

The village of Rowlands Castle lies just north of Havant, and straddles the West Sussex and Hampshire borders in the South Downs National Park. There are plenty of opportunities for rural pursuits, including a golf course nearby, tennis club and Stansted estate for walking. This delightful village is a quiet residential haven with a traditional village green, pubs and a selection of shops. For easy access there are commutable rail links to London Waterloo and the A3(M) interchange, which links the village to Portsmouth, Petersfield and beyond. The market town of Chichester is also close by.

12th August 2024

