

11 BROOKLYNN CLOSE

Waltham Chase SO32 2RY

Asking price £585,000



WELLER
PATRICK



PROPERTY FEATURES

A well presented, detached property offering spacious accommodation in a popular village location

Open plan lounge/dining room • Kitchen • Study • Utility room • Cloakroom

Four bedrooms • En-suite to master bedroom • Family bathroom

Pleasant rear garden • Driveway parking



DESCRIPTION

A well presented four bedroom detached family home situated in a desirable area towards the end of a small close. The property enjoys an enviable location and benefits from spacious accommodation with an open plan lounge/dining room, kitchen with a large separate utility room, cloakroom and study.

On the first floor are four bedrooms, including the master bedroom with en-suite, and a family bathroom.

The property enjoys a pleasant rear garden with southerly aspect and large patio area adjacent to the rear of the house.

Viewing is of course highly recommended to appreciate the accommodation and location this property affords.

The village of Waltham Chase is highly regarded and desirable for its convenient and accessible location. Nearby and within walking distance is St Johns School with Swanmore Secondary School also being close by.

The traditional country town of Bishops Waltham is within a short drive and offers a range of shops and services from its high street. The South's major centres of Winchester, Southampton, Portsmouth and Fareham are all easily accessible by road as are the M27 and M3 motorway systems.

For those commuting by rail, main line stations to London are located at Winchester, Eastleigh and Petersfield.

DIRECTIONS

From our office in Bishops Waltham take the B2177 towards Waltham Chase. At the traffic lights proceed straight on. After a short distance, turn right into Brooklynn Close. The property is located on the left hand side as you turn into the close.



LOCAL AUTHORITY AND SERVICES

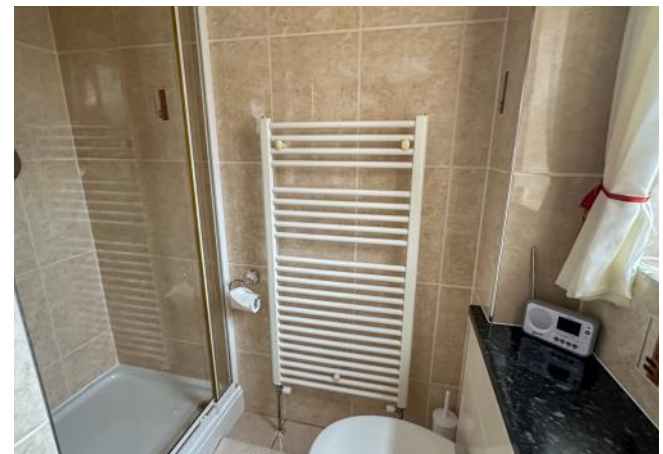
Winchester City Council

Council tax band E

Mains gas, electricity and water. Mains drainage

VIEWINGS By appointment through Weller Patrick.
Tel: 01489 893555

Particulars prepared 25th January 2024





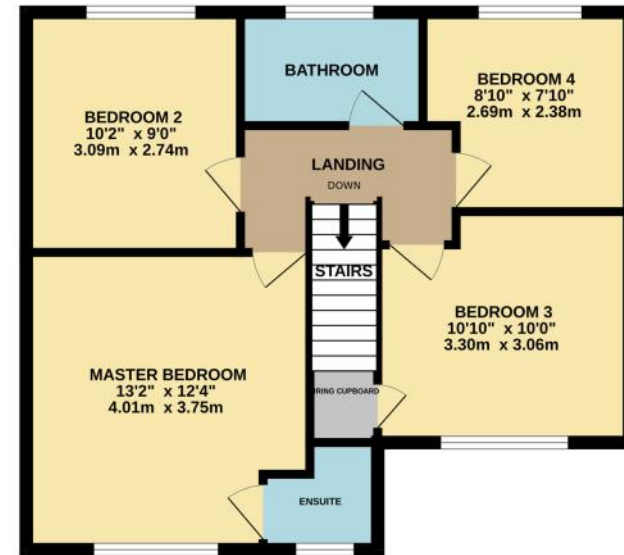
11 Brooklynn Close
 Waltham Chase
 Hampshire
 SO32 2RY

GROUND FLOOR



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1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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