

16 LINDEN CLOSE

Waltham Chase, SO32 2TZ

Asking Price £500,000



**WELLER
PATRICK**



PROPERTY FEATURES

A spacious four bedroom family home in a small close and within walking distance of local schools

Lounge ● Dining room ● Kitchen ● Cloakroom

Four bedroom ● En-suite to master bedroom ● Family bathroom ● Attractive rear garden ● Integral garage

Close to local schools ● No forward chain



DESCRIPTION

A deceptively spacious detached family home with four bedrooms situated within a popular small close and within walking distance of the village school, convenience shop, pub, and recreation ground.

This property has been in single family ownership since new and has been a good family house. Properties in Linden Close are rarely available so early viewing is encouraged.

The accommodation on the ground floor comprises a lounge with a bay window and dining room with patio doors to the garden. The kitchen is to the rear of the property with a door and porch to the rear garden. The hallway has a door leading into the integral garage and the cloakroom.

On the first floor there is a good sized main bedroom with an ensuite, then three further bedrooms and a family bathroom.

Additional benefits include a driveway providing parking and a reasonable sized rear garden.

The village of Waltham Chase is situated a short distance from the pretty country town of Bishop's Waltham that offers a range of shops, restaurants and general amenities. The major south coast centres of Southampton, Portsmouth and Winchester are within easy driving distance.



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SO32 2TZ



LOCAL AUTHORITY AND SERVICES

Winchester City Council
Council Tax band E
Main services, gas fired central heating

VIEWINGS

By appointment through Weller Patrick.
Tel: 01489 893555

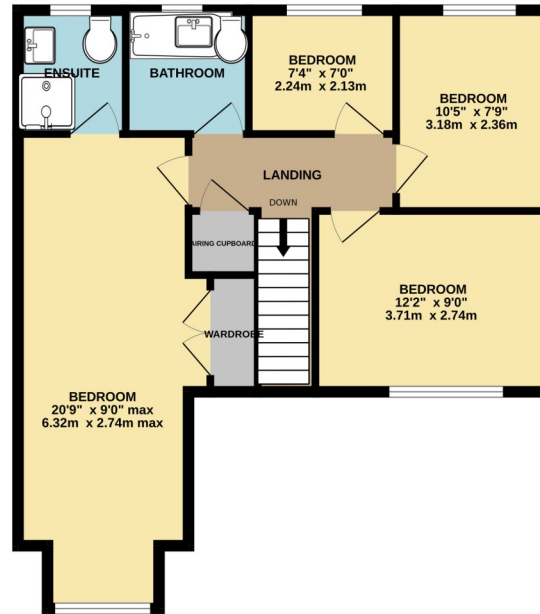
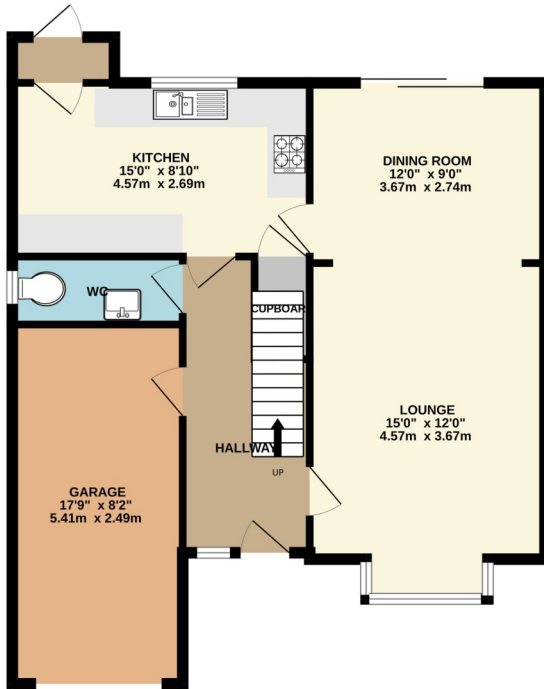
DIRECTIONS

From Bishops Waltham take the B2177 towards Wickham.
Continue through the traffic lights in Waltham Chase and
Linden Close is on the left. No 16 is on the right.

Particulars amended 15th April 2024

GROUND FLOOR

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	70	
(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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