



**London Road, Horndean Waterlooville PO8 0BY**

**welcome to**

## **London Road, Horndean Waterlooville**

We are delighted to offer to the market this two bedroom beautifully restored end of terrace cottage. This wonderful home is full of character with some ornate/original features.

### **Front Garden**

Enclosed front courtyard garden with side pedestrian access and path to entrance.

### **Lounge**

9' 4" x 9' 4" Max ( 2.84m x 2.84m Max )

Double glazed window to front elevation, smooth ceiling, smooth walls, feature brick fire place, built in storage cupboard, carpeted flooring, radiator and door to.

### **Dining Room**

9' 2" x 9' 9" ( 2.79m x 2.97m )

Smooth ceiling, smooth walls, feature fire place with ornate stove, carpeted turn an rise stairs to first floor, laminate flooring and radiator.

### **Bathroom**

Double glazed window, smooth ceiling, smooth and partly tiled walls, modern fitted bathroom comprising of roll top bath with mixer tap and shower attachment. Low level w/c, radiator and tiled flooring.

### **Inner Hall**

Double glazed door and panelling to side elevation, smooth ceiling, smooth walls, spot lighting, tiled flooring and door to.

### **Kitchen**

12' x 10' 1" ( 3.66m x 3.07m )

Double glazed door and window to dual elevation, smooth ceiling with original exposed beams, smooth walls, modern fitted kitchen comprising of base units with contrasting work surface over, inset sink with drainer and mixer tap, integrated fridge/freezer, dish washer, washing and washing machine. Range style dual oven with five ring gas hob, breakfast bar, tiled flooring and floor heater.

### **Landing**

Panelled ceiling with loft access, doors to.

### **Bedroom Two**

9' 4" x 9' 3" ( 2.84m x 2.82m )

Window to rear elevation, smooth ceiling, smooth walls, built in storage cupboard housing boiler and radiator.

### **Bedroom One**

11' 5" x 9' 8" ( 3.48m x 2.95m )

Double glazed window to front elevation, smooth ceiling, smooth walls, built in wardrobe and radiator.

### **Rear Garden**

Fully enclosed rear garden, mainly laid to lawn with rockery/water feature, pond and brick built shed.



**Ground Floor**

**First Floor**

Total floor area 55.5 sq.m. (597 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**London Road,**  
**Horndean Waterlooville**

- End of Terrace Cottage
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Original Features
- Character Property

Tenure: Freehold EPC Rating: E

offers in excess of

**£290,000**



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