



Cedar Gardens, Havant PO9 2YJ

welcome to

Cedar Gardens, Havant

A well presented extended three-bedroom detached house in Cedar Gardens. Located in a quiet Cul-de-sac, the only fully detached property in the road is sure to gain interest. This property is ideally located being close to Havant Town Centre, including a host of local amenities and Train Station.

Entrance Porch

UPVC door. Smooth ceiling. Smooth walls. Radiator. Tiled flooring. Door to lounge.

Cloakroom

Double glazed to side elevation. Smooth ceiling. Part smooth part tiled walls. Radiator. Wall basin. Low level WC. Tiled flooring.

Lounge

10' 4" x 14' 5" (3.15m x 4.39m)
Double glazed to front elevation. Smooth ceiling. Coving. Smooth walls. Radiator. Fireplace.

Dining Room

9' 3" x 10' 5" (2.82m x 3.17m)
Smooth ceiling. Coving. Spotlights. Smooth walls. Radiator. Vinyl flooring. Door to stairs, WC and utility. Double glazed French door to sun room.

Kitchen

9' 3" x 7' 2" (2.82m x 2.18m)
Smooth ceiling. Smooth walls. Wall and base units. Space for appliances. One and a half bowl sink with drainer unit. Combi boiler. Four ring hob. Vinyl flooring.

Utility Room

8' 1" x 8' 5" (2.46m x 2.57m)
Smooth ceiling. Smooth walls. Wall and base units. Sink. Space for appliances. Carpeted flooring.

Sun Lounge

16' 4" x 9' 7" (4.98m x 2.92m)
Double glazed to rear elevation and side elevation. Smooth ceiling. Air conditioning/heater. Large glass lantern. Smooth walls. Vinyl flooring. Double glazed French door to rear.

Landing

Double glazed to side elevation. Smooth ceiling. Attic access. Smooth walls. Airing cupboard. Carpeted flooring.

Bedroom One

11' 4" x 10' 5" (3.45m x 3.17m)
Double glazed to rear elevation. Smooth ceiling. Smooth walls. Built in wardrobe. Radiator. Carpeted flooring.

En-Suite

Double glazed to rear elevation. Smooth ceiling. Smooth walls. Walk-in shower. Basin. Low level WC. Radiator. Vinyl flooring.

Bedroom Two

10' 4" x 10' 5" (3.15m x 3.17m)
Double glazed to front elevation. Smooth ceiling. Smooth walls. Built-in wardrobe. Radiator. Carpeted flooring.

Bedroom Three

8' 5" x 7' 8" (2.57m x 2.34m)
Double glazed to front elevation. Smooth ceiling. Smooth walls. Radiator. Tiled flooring.

Bathroom

Double glazed to side elevation. Smooth ceiling. Part smooth part tiled walls. Free standing bath with shower attachment. Pedestal wash hand basin. Low level WC. Vinyl flooring.

Front Garden

Paved driveway.

Rear Garden

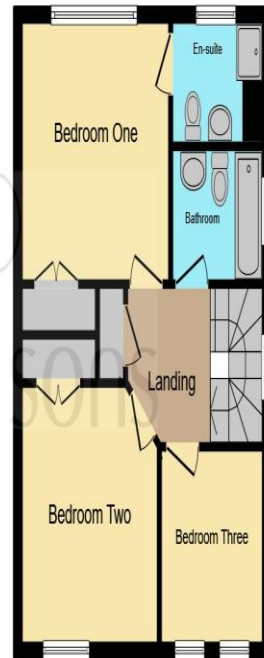
Laid to Astro. Decking area. Bar. Laid to patio. Hot tub. Pedestrian side access.

Garage

8' 2" x 7' 4" (2.49m x 2.24m)
Pedestrian side access. Converted into storage. Power and lighting. Brick built. Concrete flooring.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Cedar Gardens,
Havant

- Three Bedroom
- Detached House
- Extension to the Rear
- Cul-de-sac Location
- En-suite to Master Bedroom

Tenure: Freehold EPC Rating: D

offers in excess of

£465,000



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Property Ref:
WLV108937 - 0006

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