



**Paddock Hill, Down Road, Horndean Waterlooville PO8 0EU**

**welcome to**

## **Paddock Hill Down Road, Horndean Waterlooville**

A spacious and well-presented detached bungalow offering a lounge/diner, three double bedrooms, kitchen, family bathroom and two loft rooms, one with en-suite. The property also benefits from good size front and rear gardens, a garage and ample off road parking.

### **Entrance Hall**

Via UPVC door. Radiator and stairs leading to first floor.

### **Lounge / Diner**

20' 9" x 15' 5" ( 6.32m x 4.70m )  
Double glazed windows to front and side aspects. Serving hatch through to kitchen. Radiator and ornamental fireplace.

### **Bedroom**

12' 11" x 10' 11" ( 3.94m x 3.33m )  
double glazed double doors leading to the rear garden. Radiator.

### **Bedroom**

10' 11" x 9' 11" ( 3.33m x 3.02m )  
Double glazed window to side aspect. Radiator.

### **Bedroom**

10' 3" x 10' 1" ( 3.12m x 3.07m )  
Double glazed window to front and side aspects. Radiator.

### **Bathroom**

Double glazed window to rear aspect. Tiled to principal areas. Suite comprising wash hand basin, low level WC, panel enclosed bath and shower cubicle. Radiator.

### **Kitchen**

12' 9" x 11' 7" ( 3.89m x 3.53m )  
Double glazed window to rear aspect. Double glazed door leading to rear garden. Range of wall and base units, island with storage cupboards and hob, one and a half bowl sink unit, double oven and space for appliances.

### **First Floor**

#### **Loft Room**

15' 6" x 13' 9" ( 4.72m x 4.19m )  
Restricted head height. Skylight, radiator, eaves storage space.

#### **Loft Room**

13' x 8' 7" ( 3.96m x 2.62m )  
Restricted had height. Skylight, radiator, eaves storage space. Door to en-suite shower room.

#### **En-Suite Shower Room**

Double glazed window to rear aspect. Suite comprising low level WC, pedestal wash hand basin and shower.

### **Outside**

#### **Garage**

Single garage with up and over door, power and light.

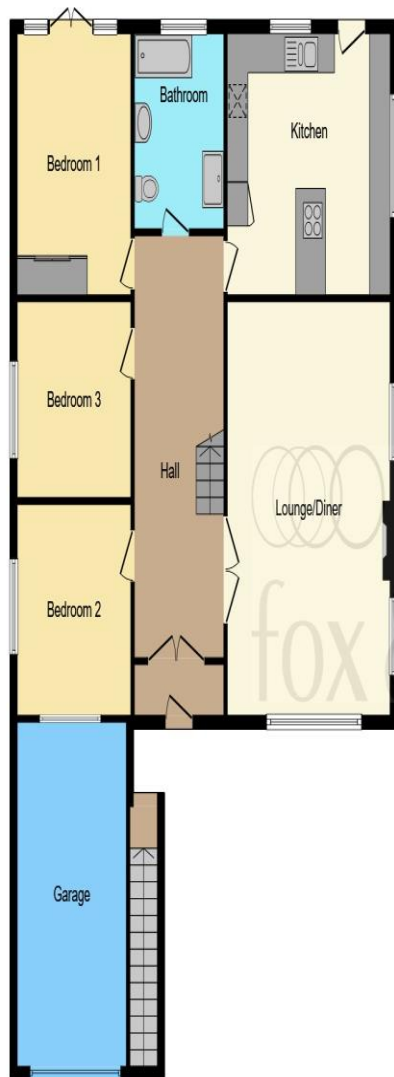
### **Front Garden**

Landscaped sloped front garden with lawn and driveway, providing off road parking for several cars.

### **Rear Garden**

Tiered rear garden with patio, lawn and gravel entertaining area with veranda. Wooden garden shed.





**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](http://www.focalagent.com)



**welcome to**

**Paddock Hill Down Road,  
Horndean Waterlooville**

- Detached Bungalow
- Three Double Bedrooms
- Two Loft Rooms - One with En-Suite
- Garage & Driveway for Multiple Cars
- Tiered Rear Garden with Views over Countryside

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£415,000**



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