



50 London Road, Cowplain, Hampshire, PO8 8EN

TOWN & COUNTRY
SOUTHERN



*An Impressive Five Bedroom Detached Family Home
Three Reception Rooms & 24' Kitchen / Dining Room
Driveway with Car Parking Facilities
2160 Sq Ft of Living Accommodation / Two Bathrooms*

A symmetrical fronted five bedroom, detached home which is situated in an elevated position set back from the road with car parking to the front. The property is ideally suited for the growing family and is within easy access of local shopping amenities, bus routes,

schools and commutable road links with easy access onto A3(M), Havant and Petersfield railway stations with a direct line service to London Waterloo. The accommodation is arranged over two primary floors and comprises: hallway, living room, sitting room, study, boiler

room, 28' kitchen/dining room, utility room and cloakroom on the ground floor with five bedrooms, the primary one having a large en-suite shower room and separate family bathroom on the first floor.



No.50 has ample parking to the front, side pedestrian access leading to an enclosed rear garden with both patio and lawn. The detached property is offered in excellent decorative order with some underfloor heating, gas fired central heating, double glazing, plantation shutter blinds and fitted floor coverings throughout. Early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: Travelling along the London Road in a northerly direction passing Padnell Road on the right hand side, the driveway for No.50 can be found on the right hand side just before Cowplain Social Club and opposite the turning for Arun Close on the left hand side.

ENTRANCE: Lowered kerb leading to tarmac driveway to left hand side of the property with shingled border to the left-hand side providing access to the rear of No.50 and the adjacent properties. Directly to the front of the property is parking for numerous cars with curved brick retaining wall, EV 7kw charging point, brick and stone steps leading to covered portico style porch, main front door with chrome furniture and Nest door bell, glass panels and double glazed full height windows to either side leading to:



HALLWAY: 27'0" x 6'9" Ceiling spotlights, wood flooring, radiator, balustrade staircase rising to first floor with understairs storage cupboard housing electric meter, doors to primary rooms, dado rail, Nest controls for central heating.

SITTING ROOM: 20'0" x 12'1" Double glazed windows to front and side aspects with plantation shutter blinds, ceiling spotlights, feature wall with recessed shelving with spotlighting over, glass fronted log effect fire with recess over for large T.V. and speaker shelf, backlighting and power points, further recessed shelving with spotlights, two tall contemporary style radiators, air conditioning unit, ceiling rose, glazed panelled doors.

LIVING ROOM: 18'4" x 12'0" Double glazed windows to front aspect with plantation shutter blinds, matching window to side, radiator, ceiling rose, coving and spotlights, picture rail, dado rail, central chimney breast with dresser style unit to one side, low level storage cupboards with glazed cabinet over.

STUDY: 12'0" x 9'1" maximum, decreasing to 7'6" Double glazed window to side aspect with plantation shutter blinds, two tall contemporary style radiators to either side, ceiling spotlights.

BOILER ROOM: Wall mounted Vaillant boiler supplying domestic hot water and central heating with large Megaflo water cylinder (not tested), tiled flooring.

KITCHEN INC. DINING ROOM: 24'9" x 11'10"

Dining area: Twin glazed doors leading to hallway, white gloss tiled flooring, ceiling spotlights, door to utility room, twin double glazed doors leading to

rear garden, air conditioning unit, radiator, wiring for wall mounted T.V., peninsular style divide with breakfast bar to one side, leading to:

Kitchen: Comprehensive range of grey fronted wall and floor units, range of pan drawers, inset 1½ bowl sink unit with mixer tap, space and plumbing for dishwasher, inset five ring gas hob with glass splashback, extractor hood, fan and light over, eye-level oven with microwave over, integrated fridge and freezer with matching doors, double glazed window to rear aspect with blinds, ceiling spotlights, matching flooring.

UTILITY ROOM: 11'0" x 5'10" Double glazed window to rear aspect overlooking garden with blinds, roll top work surface with range of wall and floor units, inset stainless steel sink unit with mixer tap, washing machine point, space for tumble dryer, matching flooring, double glazed door to side aspect with integrated blinds, extractor fan, ceiling spotlights, radiator, door to:

CLOAKROOM: Double glazed window to side aspect with blind, extractor fan, level w.c, wash hand basin with mixer tap and drawers under, contemporary chrome radiator, white gloss tiled flooring.

FIRST FLOOR: Landing with balustrade, doors to primary rooms, dado rail, access to loft space, radiator, double glazed window to front aspect with plantation shutter blinds.

BEDROOM 2: 12'11" x 12'1" Double glazed window to front aspect with plantation shutter blinds, radiator, air conditioning unit, ceiling spotlights, wiring for wall mounted T.V.

BEDROOM 3: 12'0" x 9'8" measurements do not include recessed area. Double glazed window to front aspect with plantation shutter blinds, radiator, ceiling spotlights.

BEDROOM 4: 12'0" x 9'1" maximum, decreasing to 7'5" at narrowest point. Double glazed window to side aspect with plantation shutter blinds, radiator, ceiling spotlights.

FAMILY BATHROOM: White suite comprising: panelled bath with mixer tap, separate shower over with folding screen, low level w.c., wash hand basin with mixer tap and drawers under, mirror with automated lighting over, fully ceramic tiled to walls, double glazed frosted window to side aspect with plantation shutter blinds, extractor fan, ceiling spotlights, tiled flooring with underfloor heating, chrome ladder style radiator.

BEDROOM 5: 11'10" x 9'7" measurements do not include recessed area with door opening. Double glazed window to rear aspect with plantation shutter blinds and blackout roller blind, radiator, ceiling spotlights.

BEDROOM 1: 14'11" x 12'0" Double glazed window to rear aspect with plantation shutter blinds and blackout roller blind, radiator, wiring for wall mounted T.V., ceiling spotlights, door to:

EN-SUITE SHOWER ROOM: Fully ceramic tiled shower cubicle with drench style hood, separate shower attachment and drying area to one end, low level w.c., double glazed window to rear and side aspects with matching plantation shutter blinds, underfloor heating, wash hand basin with mixer tap and drawers under, extractor fan, contemporary style radiator.

OUTSIDE: To the left hand side of the property is side pedestrian access leading to utility room and a shared driveway with a nominal maintenance charge per annum of £60. The garden is enclosed by fence panelling on all sides with raised slate chipping areas and curved retaining walls, lawn and large patio area, external air conditioning units, to the right hand side is a further slate area with air conditioning unit and external lighting.

AGENTS NOTES:

Council Tax Band E – Havant Borough Council

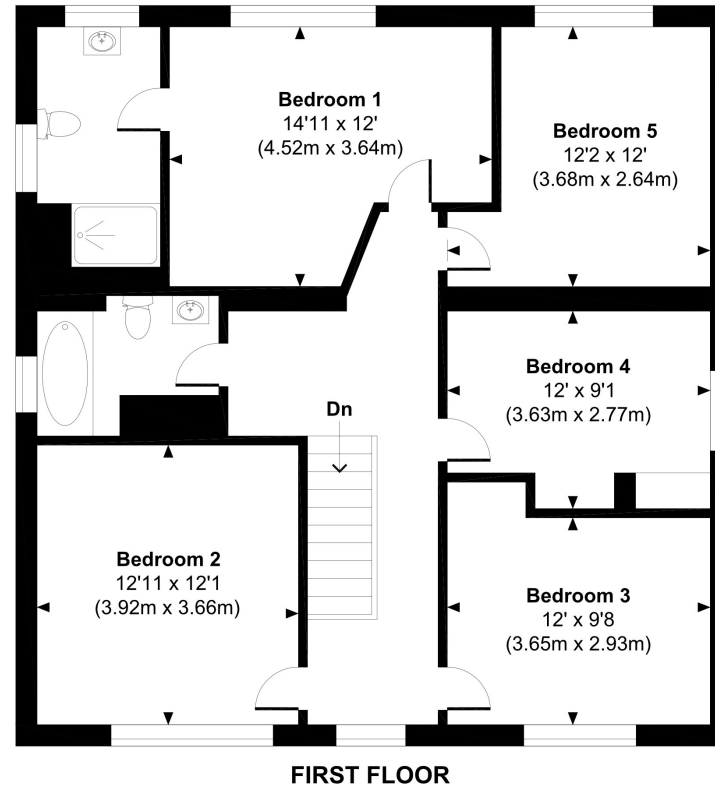
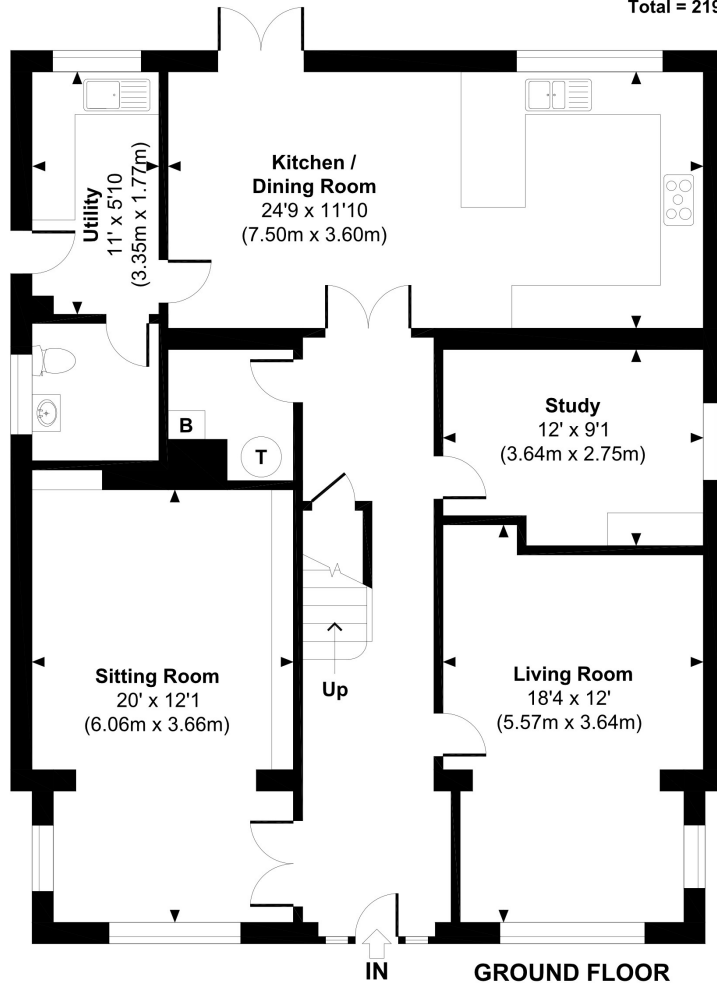
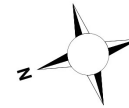
Broadband – ADSL/FTTC [Fibre Checker \(openreach.com\)](https://openreach.com/fibre-checker)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk))



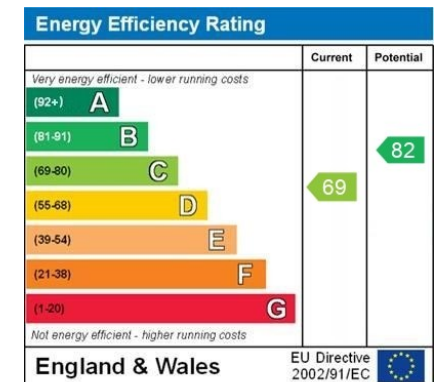
London Road

Approximate Gross Internal Area
Total = 2191 Sq Ft / 203.54 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

TOWN & COUNTRY SOUTHERN

141 Havant Road, Drayton, Portsmouth, Hampshire. PO6 2AA

T: 023 93 277 288 E: sales@townandcountrysouthern.co.uk

townandcountrysouthern.co.uk