



17 Penhurst Road, Bedhampton, Hampshire, PO9 3NX

TOWN & COUNTRY
SOUTHERN



*A Four Bedroom Semi-Detached Family Home
16' Kitchen/Breakfast Room, Two Reception
Rooms*

*Conservatory, Westerly Facing Rear Garden
Integral Garage, Off Road Parking, Side Access*

An extended, four bedroom semi-detached family home which is situated in a popular, residential location yet within easy access of local shopping amenities, bus routes, recreation grounds, schools and commutable road links. The accommodation is arranged

over two floors and comprises; hallway, living room, dining room, conservatory, 16' kitchen/breakfast room and cloakroom on the ground floor with four bedrooms and a bathroom on the first floor. Having an enclosed westerly facing rear garden, side pedestrian access, off

road parking, an integral garage, some new double glazing and a replacement conservatory (2023), gas fired central heating, early internal viewing of this family home is strongly recommended in order to appreciate both the accommodation and location on offer.



TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction, take the second exit at the roundabout into Bedhampton Hill B2177, on reaching the next roundabout take the second exit into Maylands Road, bear left into Brooklands Road then first right into Penhurst Road where No.17 can be found a short distance along after the junction with Springfield Close.

ENTRANCE: Lowered kerb leading to brick paviour off road parking for one car to front of the garage, external lighting, lawned front garden with fence panelling to either side and brick retaining wall to front with flower border, main front door with frosted leadlight panel leading to:

PORCH: Double glazed windows to side aspects, tiled flooring, internal glazed door with frosted panels and matching panels to either side leading to:

HALLWAY: Balustrade staircase rising to first floor with understairs storage cupboard housing gas and electric meters, radiator, textured ceiling, doors to primary rooms.



LIVING ROOM: 15'7" into bay window x 11'5" Double glazed bay window to front aspect overlooking garden with radiator under, wall lights, textured ceiling, glazed panelled door to hallway, central chimney breast with surround fireplace and gas fire (not tested), twin glazed doors with frosted panels leading to:

machine point, space for dishwasher, double glazed window to rear aspect overlooking garden, inset ceramic hob with range of storage cupboards under, integrated fridge, ceiling spotlights, Bosch oven with microwave shelf over, double glazed door to rear garden, door to:

DINING ROOM: 12'5" x 9'6" Sliding double glazed door with full height window to one side leading to conservatory, radiator, textured ceiling.

INTEGRAL GARAGE: 19'2" x 7'9" Twin wooden doors to front, power points, fluorescent tube lighting, wall mounted boiler supplying domestic hot water and central heating (not tested).



CONSERVATORY: 8'8" x 7'0" Tiled flooring, double glazed windows and twin doors to rear aspect to rear garden, glass panelled roof with blinds.

FIRST FLOOR: Landing with balustrade, access to loft space, panelled doors to primary rooms.

CLOAKROOM: Low level w.c., wash hand basin with mixer tap and cupboards under, tiled to half wall level, extractor fan.

BEDROOM 1: 16'1" x 11'5" Range of floor to ceiling mirror fronted sliding doored wardrobes to one wall with hanging space and shelving, further built-in wardrobes with storage cupboards over, double glazed bay window to front aspect, radiator.



KITCHEN / BREAKFAST ROOM: 16'5" x 12'0" Comprehensive range of matching wall and floor units with roll top work surface, range of drawer units, two tall larder units, ceramic tiled surrounds, power points with USB ports, corner display shelving, sliding double glazed door with full height window to one side leading to rear garden, tile effect flooring, peninsular style divide with range of storage cupboards under and glass display shelving over, radiator, textured ceiling, inset 1½ bowl stainless steel sink unit with mixer tap, washing

BEDROOM 2: 14'5" x 9'0" Range of wardrobes to one wall with hanging space and shelving, chest of drawers, further original built-in storage cupboard with shelving, textured ceiling, double glazed windows to front aspect with radiator under.

BEDROOM 3: 12'5" x 9'6" Double glazed window to rear aspect overlooking garden, radiator, textured ceiling.

BEDROOM 4: 9'0" x 7'8" Double glazed window to rear aspect overlooking garden, radiator, textured ceiling.

BATHROOM: White suite comprising: panelled bath with mixer tap, shelf to one end with heated towel rail over, pedestal wash hand basin with mixer tap, close coupled w.c., corner shower cubicle with drench style hood and separate shower attachment, fully ceramic tiled to floor and walls, double glazed frosted window to rear aspect.

OUTSIDE: To the right hand side of the property is an arched topped pedestrian gate leading to rear garden, external lighting. To the rear is an enclosed garden with fence panelling on all sides, central lawned area with shrub borders, small patio area, greenhouse, wooden built garden shed, cold water tap.

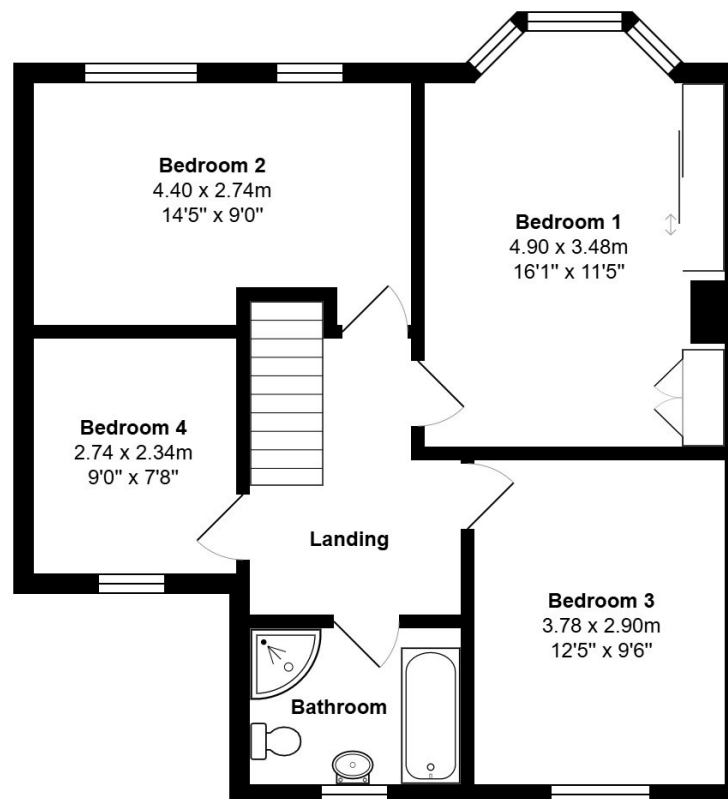
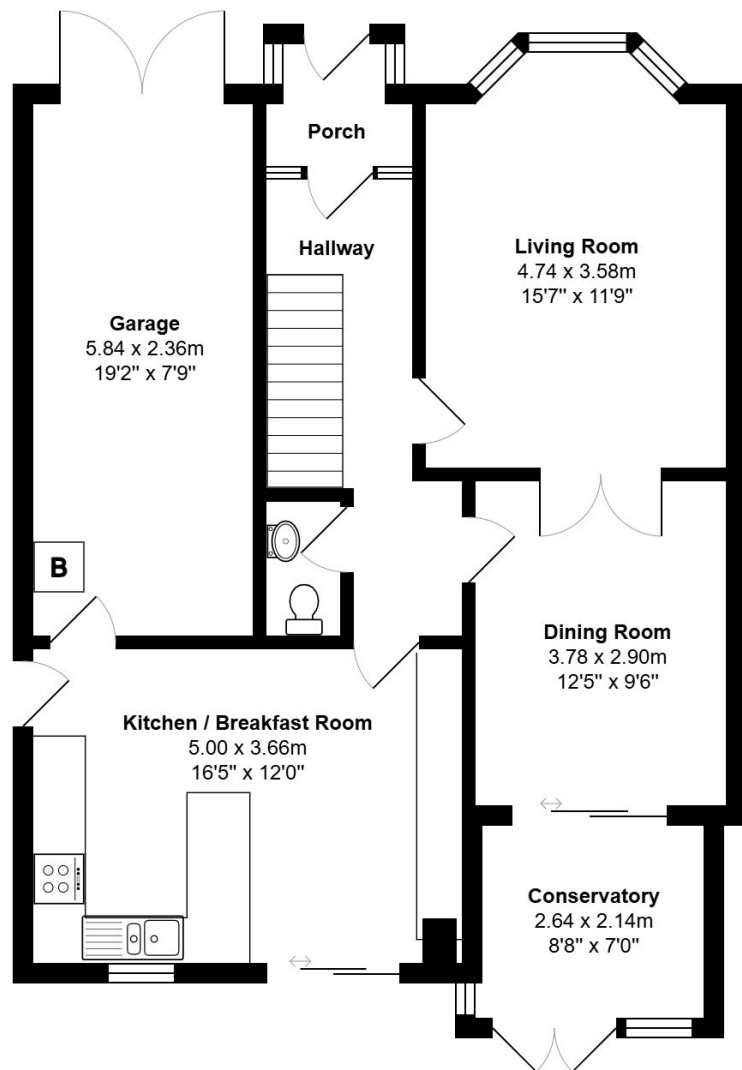
AGENTS NOTES:

Council Tax Band D – Havant Borough Council

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

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))





Total Area: 144.8 m² ... 1558 ft²

All measurements are approximate and for display purposes only

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.

