



OIRO £325,000
Hazleton Way
Horndean, PO8 9DR

PROPERTY SUMMARY

Located in a popular area of Horndean we are delighted to offer for sale this extremely well presented extended 3 bedroom property in Hazleton Way. Boasting a modern open plan kitchen/diner and 3 well proportioned bedrooms this fabulous property is sure to attract immediate interest. The accommodation comprises 3 first floor bedrooms, modern bathroom suite, lounge and open plan kitchen/diner. Externally there is parking to the front for 2 vehicles plus a garage and a landscaped low maintenance rear garden. The property provides excellent access to the A3 band is within walking distance of several popular schools and parks/green spaces. To arrange your viewing contact us today!





ENTRANCE HALL Front aspect double glazed window and door, radiator, tiling to floor, spot lights, stairs to first floor with cupboard under, doors to:

LOUNGE 14' 4" x 10' (4.37m x 3.05m) Window to front aspect with bespoke shutters, radiator, spot lights, feature fire place.

KITCHEN/DINER 17' 6" x 15' 10" (5.33m x 4.83m) Rear aspect windows and double doors to garden, spot lighting, modern range of eye and base level units with soft close doors and work tops over, one and a half bowl sink unit with mixer tap, brick style splash backs, fitted oven, hob, and extractor with splash back, two radiators, integral fridge and freezer, space for washing machine and tumble dryer, storage cupboard.

FIRST FLOOR Landing - Access to loft, spot lights, doors to:

BEDROOM 1 12' 2" x 9' 6" (3.71m x 2.9m) Front aspect window with bespoke shutters, radiator, spot lights.

BEDROOM 2 10' x 9' 5" (3.05m x 2.87m) Rear aspect window, radiator, spot lights, fitted wardrobes.

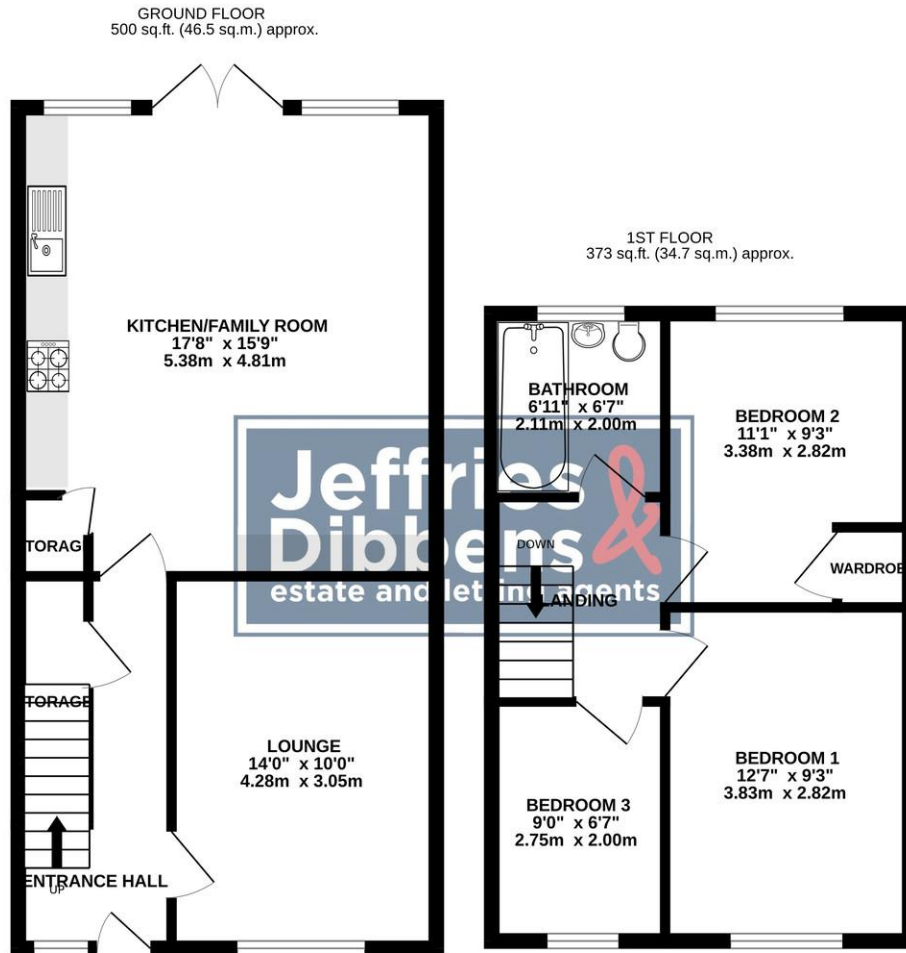
BEDROOM 3 9' 2" x 6' 8" (2.79m x 2.03m) Front aspect window with bespoke shutters, radiator, spot lights, built in storage.

BATHROOM Rear aspect window, panelled bath with shower screen and shower over with shower attachment, vanity unit incorporating W.C and wash hand basin, tiling to floor and walls, spot lighting.

OUTSIDE The front of the property has a resin driveway which provides off road parking.

REAR GARDEN The rear garden has been landscaped and is laid to patio, composite decked area and artificial lawn. There is an outside power point and rear pedestrian access.

GARAGE There is a garage in a nearby block.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

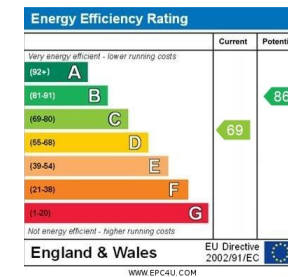
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
East Hampshire District Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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