



£333,000

London Road

Horndean, PO8 0BX

PROPERTY SUMMARY

Located in the heart of Horndean village and boasting excellent access to the A3 and commuter links, we are delighted to offer for sale this beautiful 3 bedroom semi detached cottage. The property has been extensively renovated and improved by the current owners but still retains an abundance of character and charm throughout which really needs to be seen internally to be fully appreciated. Internally the property boasts 2 reception rooms including a stunning open plan kitchen/diner, 3 bedrooms over 2 floors, stunning shower room and an additional snug/play room off of the 2nd bedroom. Externally there is a pleasant rear garden with stunning countryside views and cabin in the garden. Early interest is expected so to avoid disappointment contact us to arrange your appointment.





FRONT Side access, door to hallway.

HALLWAY Stairs to first floor landing, openings to;

LOUNGE 15' 0" Into bay x 11' 11" (4.57m x 3.63m) Bay window to front aspect, radiator, log burner.

KITCHEN/DINER 12' 2" x 8' 10" (3.71m x 2.69m) Windows to side and rear aspect door to rear garden, radiator, space for freestanding fridge freezer, wall and base units with sink and drainer unit, plumbing for washing machine, space for tumble dryer, access to under stairs storage cupboard.

FIRST FLOOR LANDING Radiator, doors to;

MASTER BEDROOM 12' 6" Into Bay x 11' 11" (3.81m x 3.63m) Bay window to front aspect, radiator, storage cupboard.

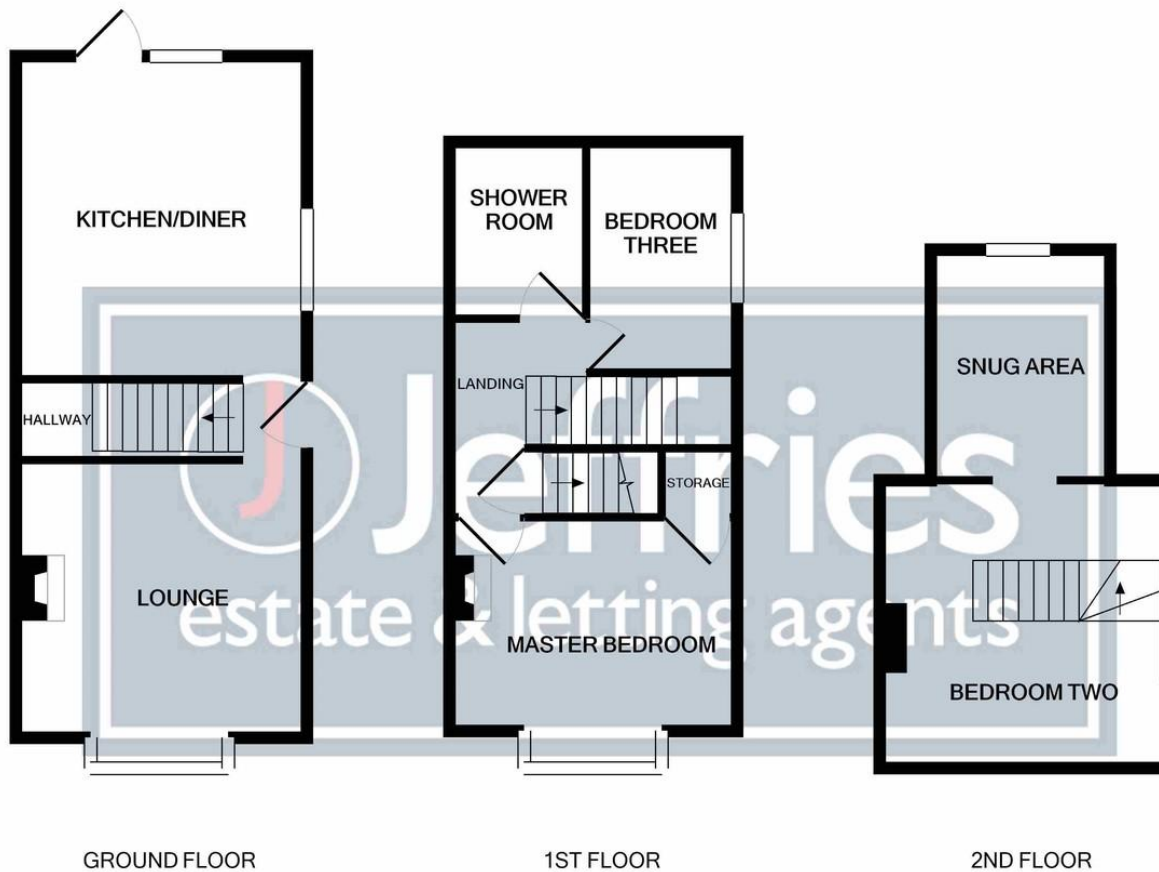
BEDROOM 3 Window to side aspect, radiator.

SHOWER ROOM Heated hand towel rail, wash hand basin, double shower cubicle, WC.

BEDROOM TWO 11' 8" x 9' 9" (3.56m x 2.97m) Window to side aspect, radiator, restricted height access to snug area.

REAR GARDEN Mainly laid to lawn with patio areas, cabin, mature shrubs and bushes and views over open fields.





GROUND FLOOR

1ST FLOOR

2ND FLOOR

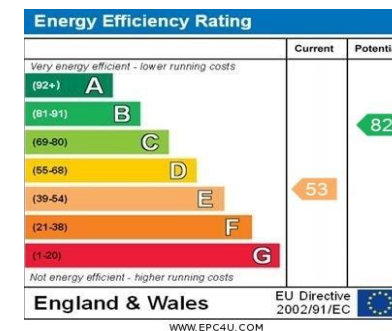
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 B

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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