



**£630,000**

**Walden Gardens**

Horndean, PO8 9PP

## PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac in a highly requested area of Horndean we are delighted to offer for sale this fabulous 4 bedroom detached property in Walden Gardens. This substantial family home will attract immediate interest and early viewing is strongly advised. This spacious property has a large number of benefits including 4 well proportioned bedrooms with 2 boasting en-suite facilities, 4 piece family bathroom, large lounge, study, family room, additional WC, cloak room, utility room and a magnificent open plan kitchen/dining room. Externally there is a large driveway leading to a double garage which provides considerable off road parking and a good sized rear private rear garden. To arrange your viewing and avoid disappointment contact us as sole agents today!





**ENTRANCE HALL** Window and door to front aspect, radiator, stairs to first floor, Oak doors to:

**CLOAK/STORE ROOM** 9' x 4' 11" (2.74m x 1.5m) Cupboards and work tops, storage space, door to double garage.

**LOUNGE** 19' 04" x 11' 07" (5.89m x 3.53m) Bay window to front aspect, twin windows to side aspect, radiator, A/C unit, feature gas fire with surround.

**STUDY** 9' 03" x 6' 08" (2.82m x 2.03m) Window to side aspect, radiator.

**WC** Radiator, extractor, WC, hand wash basin, tiled flooring, spot lighting.

**FAMILY ROOM** 12' 11" x 10' 03" (3.94m x 3.12m) Windows and double doors to rear garden, radiator.

**KITCHEN/DINER** 19' x 12' 02" (5.79m x 3.71m) Double doors and twin windows to rear garden, floor to ceiling radiator, extensive range of fitted cupboards, units and work surfaces with 1 1/2 bowl inset sink unit and mixer tap, built in double oven, hob, extractor, fridge, freezer and dishwasher, centre island breakfast bar, spot lighting, tiled flooring, door to:

**UTILITY ROOM** 9' 04" x 6' 06" (2.84m x 1.98m) Door to side aspect, radiator, sink unit with mixer tap over, cupboards and work surfaces, wall mounted boiler, integrated washing machine, under stair cupboard, tiled flooring, spot lighting.

**FIRST FLOOR** Landing - Window to side access, radiator, double doors to storage cupboard, access to loft, doors to:

**BEDROOM 1** 12' 07" x 12' (3.84m x 3.66m) Window to rear aspect, radiator, built in wardrobes, door to:

**ENSUITE** 8' 10" x 4' 09" (2.69m x 1.45m) Window to rear aspect, heated towel rail, shower cubicle, WC, hand wash basin, extractor, majority tiled surround.

**BEDROOM 2** 13' 05" x 9' 11" (4.09m x 3.02m) Window to front aspect, radiator, built in wardrobes, door to:

**ENSUITE** Window to front aspect, heated towel rail, shower cubicle, hand wash basin, WC, extractor, majority tiled, spot lighting.

**BEDROOM 3** 12' 07" x 9' 01" (3.84m x 2.77m) Window to rear aspect, radiator.

**BEDROOM 4** 10' x 8' 09" (3.05m x 2.67m) Window to front aspect, radiator, built in wardrobes.

**BATHROOM** Window to side aspect, heated towel rail, panelled bath, shower cubicle, WC, hand wash basin, extractor, spot lighting, majority tiled.

**OUTSIDE** Front - Large block paved driveway leading to:

**DOUBLE GARAGE** 20' 04 max" x 15' 02" (6.2m x 4.62m) Twin doors, light and power, door and window to side garden, door to house.

**REAR GARDEN** Mostly laid to lawn with 2 patio areas, outside tap and lighting, gated side access, mature borders, side storage area.



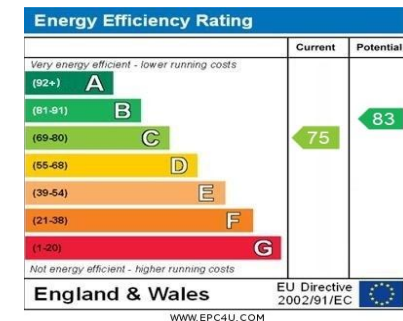
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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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