



£470,000

London Road

Widley, PO7 5AG

PROPERTY SUMMARY

We are delighted to offer for sale this very well presented extended 4 bedrooms semi-detached property located in Widley. The property has a considerable number of benefits and internal viewings are very strongly advised as the property offers an abundance of charm. Internally the property boasts 3 first floor bedrooms plus additional bedroom in the loft, 2 reception rooms, fitted kitchen, modern fitted bathroom suite and downstairs W.C/utility room. Externally there is a beautiful well maintained and private rear garden as well as a garage with considerable further off road parking for multiple vehicles. Early interest is expected and can be arranged by contacting us as sole agents!





PORCH

HALLWAY Radiator, under stairs storage cupboard, stairs leading to first floor.

LOUNGE 12' 5" x 10' 10" (3.78m x 3.3m) Bay window to front aspect, radiator, solid fuel wood burning stove.

DINING ROOM 10' 10" x 9' 11" (3.3m x 3.02m) Radiator, feature fire place, opening to:

KITCHEN 10' 3" x 7' 1" (3.12m x 2.16m) Window to side aspect, range of wall and base units incorporating sink unit, built in double oven, built in hob with fan over, space for fridge/freezer, space for dish washer, door to:

WC/ UTILITY ROOM Window to rear aspect, heated towel rail, wash hand basin, space and plumbing for washing machine, W.C.

SITTING ROOM 12' 10" x 9' 11" (3.91m x 3.02m) Windows and doors leading to rear aspect, radiator.

LANDING Doors to all first floor rooms, stairs leading to top floor.

BEDROOM 2 14' 0" x 10' 11" (4.27m x 3.33m) Bay window to front aspect, radiator.

BEDROOM 3 12' 11" x 10' 11" (3.94m x 3.33m) Window to rear aspect, radiator.

BEDROOM 4 10' 9" x 6' 8" (3.28m x 2.03m) Window to rear aspect, radiator.

BATHROOM Window to front aspect, heated towel rail, wash hand basin, panelled bath with shower over, W.C.

BEDROOM 1 16' 2" x 16' 0" (4.93m x 4.88m) 2 sets of window to rear aspect 1 to front aspect, radiator.

OUTSIDE

REAR GARDEN Large area laid to lawn, decking area with pond, patio doors leading onto slabbed patio area, artificial lawn area with fixed children play apparatus, private door to garage, gated side access to additional parking, outside tap, fixed shed (8 x 4)

GARAGE 19' 11" x 8' 5" (6.07m x 2.57m) Up and over garage door.

FRONT GARDEN Large tarmac driveway providing off road parking.

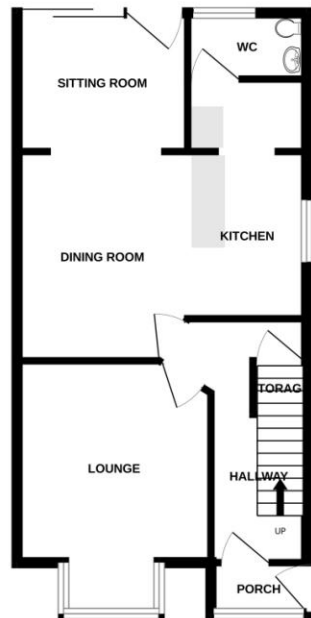
LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

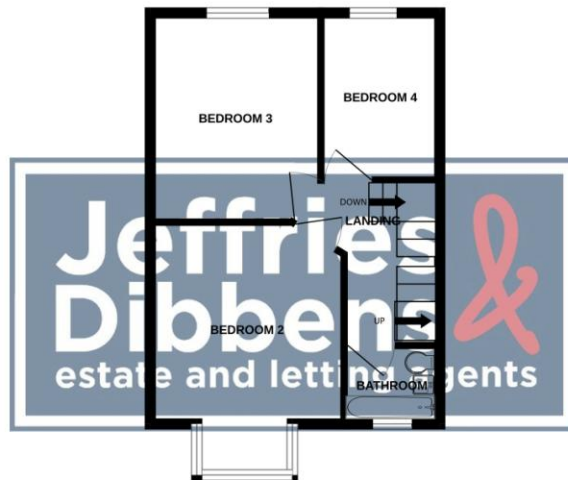
COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

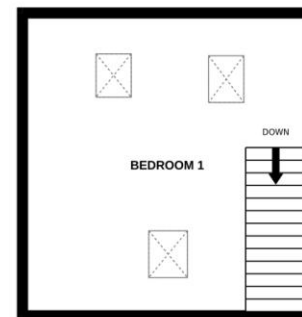
GROUND FLOOR



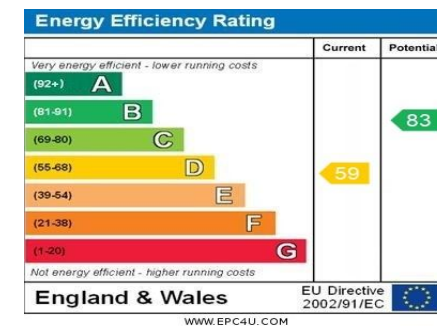
1ST FLOOR



2ND FLOOR



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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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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