



**£416,500**  
**Park Lane**  
Cowplain, PO8 8AB

## PROPERTY SUMMARY

We are delighted to offer for sale this stunning 3 bedroom semi detached property located in a highly requested area of Cowplain. Located opposite the Queens Inclosure woodlands and just a short stroll from the village centre and internal viewings really are essential. The property boasts 3 good sized bedrooms arranged over 2 floors with ensuite facilities to the master, beautiful open plan kitchen/diner with central island, separate lounge and a family bathroom. Externally there is a very large rear garden, and driveway parking. Early interest is expected so contact us today to arrange your viewing.





**HALLWAY** Radiator, stairs to first floor landing, doors to:

**WC** Radiator, wash hand basin, W.C

**LOUNGE** 13' 7" into bay x 9' 8" (4.14m x 2.95m) Bay window to front aspect, radiator.

**KITCHEN/DINER** 23' 4" x 15' 1" (7.11m x 4.6m) Sky light window, window to side aspect, doors to rear garden, radiator, range of wall and base units, integral oven, electric hob and extractor fan over and dishwasher, plumbing for washing machine, 1 1/2 sink and drainer units and breakfast bar, centre island.

**FIRST FLOOR LANDING** Window to front aspect, stairs to second floor landing, doors to:

**BATHROOM** Window to rear aspect, radiator, wash hand basin, panel enclosed bath with shower over and WC.

**BEDROOM 2** 11' 11" x 9' 3" (3.63m x 2.82m) Window to front aspect, radiator.

**BEDROOM 3** 10' 11" x 7' 11" (3.33m x 2.41m) Window to rear aspect, radiator.

**SECOND FLOOR LANDING** Door to:

**BEDROOM 1** 18' 7" Max x 10' 10" Max (5.66m x 3.3m) Two Velux windows to front aspect, window to rear aspect, radiator, door to:

**ENSUITE** Window to rear aspect, radiator, wash hand basin, shower cubicle, W.C.

**OUTSIDE**

**REAR GARDEN** Large rear garden mainly laid to lawn, single laid area, slate laid area, outside tap, gated access to front.

**FRONT GARDEN** Off road parking, lawn area.





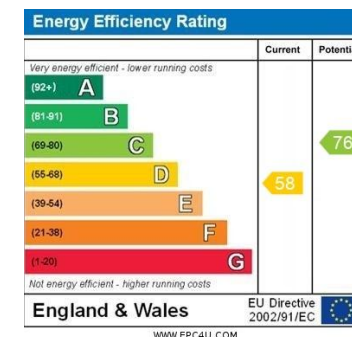
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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