

£425,000

Woodstock Avenue

Horndean, PO8 9TF

Stunning 3-Bedroom Semi-Detached Bungalow with Modern Upgrades and Fully Refurbished Throughout! – A Must-See in Horndean! Situated on a sought-after corner plot in the desirable location of Woodstock Avenue, Horndean, this significantly extended and immaculately presented 3-bedroom semi-detached bungalow offers a wonderful blend of style, comfort, and practicality. The current owner has thoughtfully upgraded the property with extra insulation (including in the loft with a convenient drop-down ladder), a floating floor, and energy-efficient solar panels. This not only ensures a high energy-efficiency rating but also significantly reduces utility bills. Spacious accommodation featuring 3 double bedrooms, 2 reception rooms (one of which could easily be converted into a 4th bedroom), a beautifully fitted kitchen, and a luxurious bathroom suite. The property is presented to an immaculate standard throughout, making internal viewings essential to fully appreciate the high-quality finishes and thoughtful design. External Features include off-road parking & EV Charging, the property benefits from gardens to the front and side, offering off-road parking, plus electric car charging points for added convenience. A Low-Maintenance Rear Garden which is designed for easy upkeep, with a workshop and an additional outbuilding/office space, perfect for home working or hobbies. This exceptional bungalow in a prime location is an opportunity not to be missed! To avoid disappointment, contact us today to arrange a viewing.

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ENTRANCE PORCH Window and door to front aspect, door to:

ENTRANCE HALL Electric wall radiator, large airing cupboard, meter cupboard, access to loft which is boarded, insulated has a light and pull down ladder, doors to:

LOUNGE 17' 10" x 12' (5.44m x 3.66m) Bow window to front aspect with shutter blinds, electric wall radiator, log burner, picture rail.

BEDROOM 1 11' 10" x 11' 08" (3.61m x 3.56m) Window to front aspect with fitted shutter blinds, electric floor to ceiling wall radiator.

BEDROOM 2 10' 11" x 9' 09" (3.33m x 2.97m) Window to side aspect with fitted shutter style blinds, electric wall radiator.

BATHROOM 6' 08" x 6' 05" (2.03m x 1.96m) Window to side aspect, heated towel rail, panelled bath with shower over, hand wash basin and WC with vanity surround and cupboards under, mostly tiled, spot lighting.

KITCHEN 14' 05" x 9' 10 max" (4.39m x 3m) Floor to ceiling electric radiator, extensive range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated microwave, oven, induction hob, dishwasher, washing machine, tumble dryer, fridge and freezer, bin unit, spot lighting, opening to:

DINING ROOM 13' 04" x 9' (4.06m x 2.74m) Windows to side and rear aspects, door to rear garden, lantern style roof, door to bedroom 3, opening to:

SITTING ROOM/BEDROOM 4 14' x 10' 06" (4.27m x 3.2m) Window to side aspect, electric wall radiator, large storage cupboard, log burner.

BEDROOM 3 11' 01" x 8' 10" (3.38m x 2.69m) Window to rear aspect, electric wall radiator.

OUTSIDE Front - Large lawned front garden with mature flower beds and shrubs, outside lighting, access to:

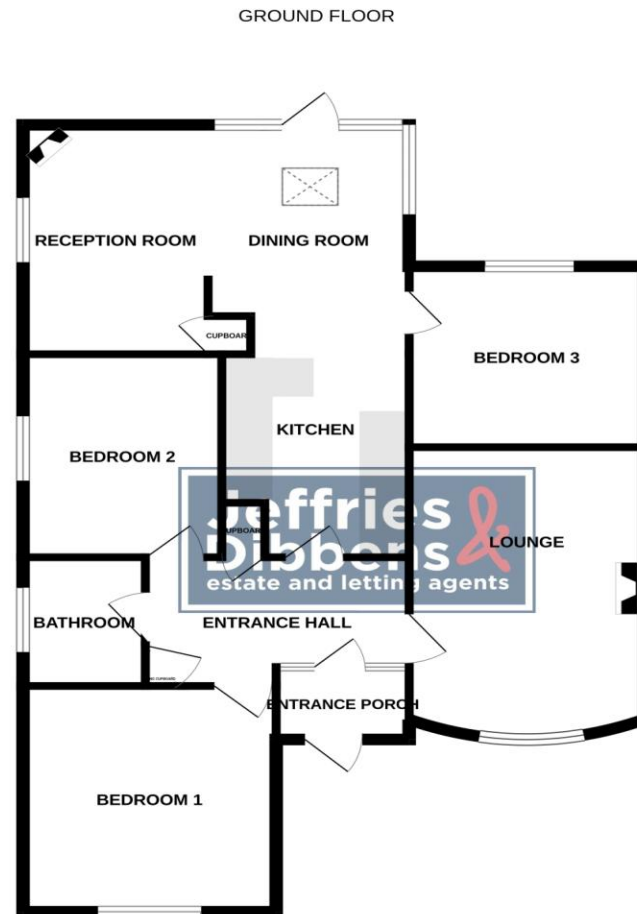
SIDE GARDEN Fully paved and providing access to both front and rear gardens and off road parking for several vehicles, power points, EV charging points.

REAR GARDEN Mostly laid to block paving with landscaped borders, outside lighting and security cameras, covered log store and further storage.

OUTBUILDING/OFFICE 14' 7" x 10' 7" (4.44m x 3.23m) Window and door to front, light and power, log burner.

WORKSHOP 12' x 8' (3.66m x 2.44m) Windows and doors to front, light and power.





LOCAL AUTHORITY

East Hampshire District Council

TENURE

Freehold

COUNCIL TAX BAND

Band D

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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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