



Guide Price £795,000

London Road

Widley, PO7 5AA

PROPERTY SUMMARY

We are delighted to offer for sale this substantial 7 bedroom, double fronted, detached house on London Road in Widley. This extended family property has both spacious and versatile accommodation and internal viewings are strongly recommended. The property boasts 7 large bedrooms arranged over 2 floors, 3 large reception rooms, 2 bathroom suites, downstairs WC, utility room and a kitchen/breakfast room. Externally there is a pleasant rear garden, a detached garage with additional car port and own driveway plus considerable further off road parking to the front. The property offers pleasant views over fields and Portsdown Hill as well as good access to several schools and local shops. To arrange your viewing contact us as sole agents today!





ENTRANCE HALL Door and windows to front aspect, radiator, under stair cupboard, stairs to first floor, doors to:

RECEPTION ROOM 17' 05" x 11' 11" (5.31m x 3.63m) Bay window to front aspect, window to side aspect, radiator.

DINING ROOM 17' 08" x 10' (5.38m x 3.05m) Bay window to front aspect, window to side aspect, radiator.

LOUNGE 19' 03" x 15' 07" (5.87m x 4.75m) Windows to side and rear aspects, double doors to rear garden, radiator.

WC Window to side aspect, radiator, WC, hand wash basin, half tiled.

KITCHEN/BREAKFAST ROOM 15' 05" x 13' 02" (4.7m x 4.01m) Windows to side and rear aspects, door to side, heated towel rail, range of cupboards, units and work surfaces with inset 1 & 1/2 bowl sink unit with mixer tap over, space for 'Range' cooker with extractor over, integrated dishwasher and fridge freezer, spot lighting.

UTILITY ROOM 14' x 5' 02" (4.27m x 1.57m) Window to rear aspect, doors to front and rear aspects, matching units and work surfaces, plumbing for washing machine, space for tumble dryer, tiled flooring.

FIRST FLOOR Landing - Window to front aspect, radiator, stairs to second floor, doors to:

BEDROOM 16' x 12' (4.88m x 3.66m) Windows to front and side aspects, radiator, extensive range of wardrobes and bedroom furniture.

BEDROOM 15' 11" x 10' 0" (4.85m x 3.05m) Windows to front and side aspects, radiator, built in wardrobes.

BEDROOM 12' x 11' 11" (3.66m x 3.63m) Windows to side and rear aspects, radiator.

BEDROOM 9' 08" x 8' 08" (2.95m x 2.64m) Window to rear aspect, radiator.

BATHROOM Window to rear aspect, heated towel rail, corner bath with shower over, WC & hand wash basin with vanity surround and cupboards under, spot lighting, fully tiled.

SHOWER ROOM Window to side aspect, shower, WC hand wash basin.

SECOND FLOOR Landing - Access to loft, doors to:

BEDROOM 14' 08 max" x 11' 02 max" (4.47m x 3.4m) L shaped room, window to front aspect, radiator.

BEDROOM 20' 10" x 10' 04" (6.35m x 3.15m) 2 Windows to rear aspect, radiator, access to eaves storage.

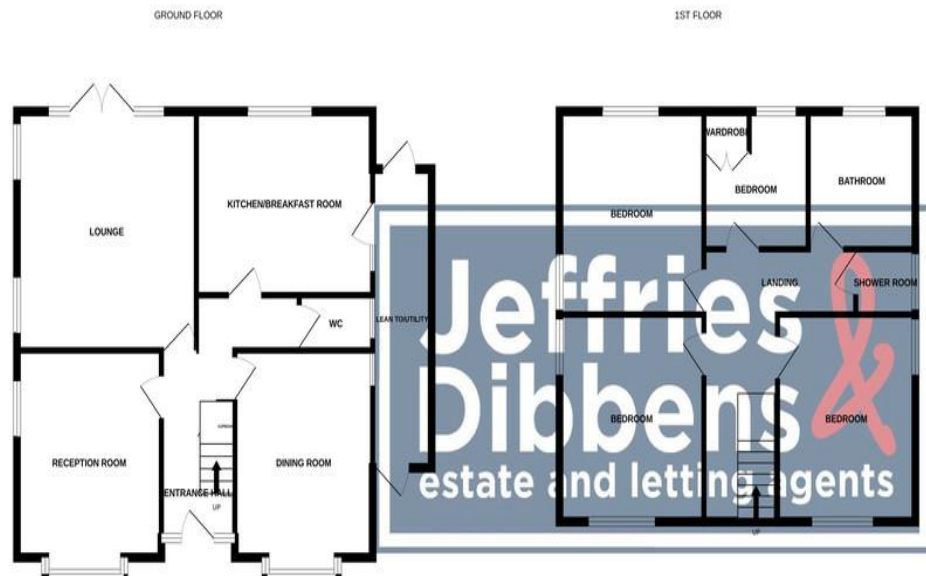
BEDROOM 13' x 12' 07" (3.96m x 3.84m) Window to front aspect, radiator.

OUTSIDE Front - Brick wall enclosed and block paved providing considerable off road parking.

REAR GARDEN Mostly laid to lawn, 2 patio areas, mature borders, shed, access to:

GARAGE Up and over door, carport and own driveway.





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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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