

**£339,995**

**Hatchmore Road**

Denmead, PO7 6TE



## PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac in Denmead village, Jeffries & Dibbens Estate Agents are delighted to offer for sale this well presented and spacious 3 bedroom family home in Hatchmore Road. With rural countryside and open space just a stone's throw away early interest is expected. The property has numerous benefits including 3 double bedrooms, 2 refitted bathroom suites, kitchen/breakfast room and a downstairs W.C. Externally there is a well maintained rear garden and a garage providing off road parking. There is no forward chain and to arrange your viewing contact us as sole agents on today!

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**ENTRANCE HALL** Wooden flooring, doors to:

**WC** Radiator, wash hand basin, WC, matching flooring, half tiled surround.

**LOUNGE** 17' 11" x 10' 5" (5.46m x 3.18m) Window to front aspect, two radiators, under stairs storage, stairs to first floor landing, part wood panelled wall, laminate flooring, door to:

**KITCHEN/BREAKFAST ROOM** 13' 10" x 9' 4" (4.22m x 2.84m) Window to rear aspect, sliding door to rear garden, radiator, range of wall and base units with work surfaces over, 1 1/2 bowl sink and drainer, integral fridge freezer, plumbing for washing machine & dishwasher, integrated cooker, gas hob and extractor fan over, matching flooring, wall mounted boiler, spot lighting.

**FIRST FLOOR** Landing - Airing cupboard, doors to:

**BEDROOM 1** 14' 1 max" x 11' 1 max" (4.29m x 3.38m) Window to front aspect, radiator, built in wardrobes, storage recess, door to:

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

**BEDROOM 2** 11' 7" x 7' 7" (3.53m x 2.31m) Window to rear aspect, radiator, part wood panelled wall, access to loft.

**BEDROOM 3** 9' 11" x 7' 9" (3.02m x 2.36m) Window to rear aspect, radiator.

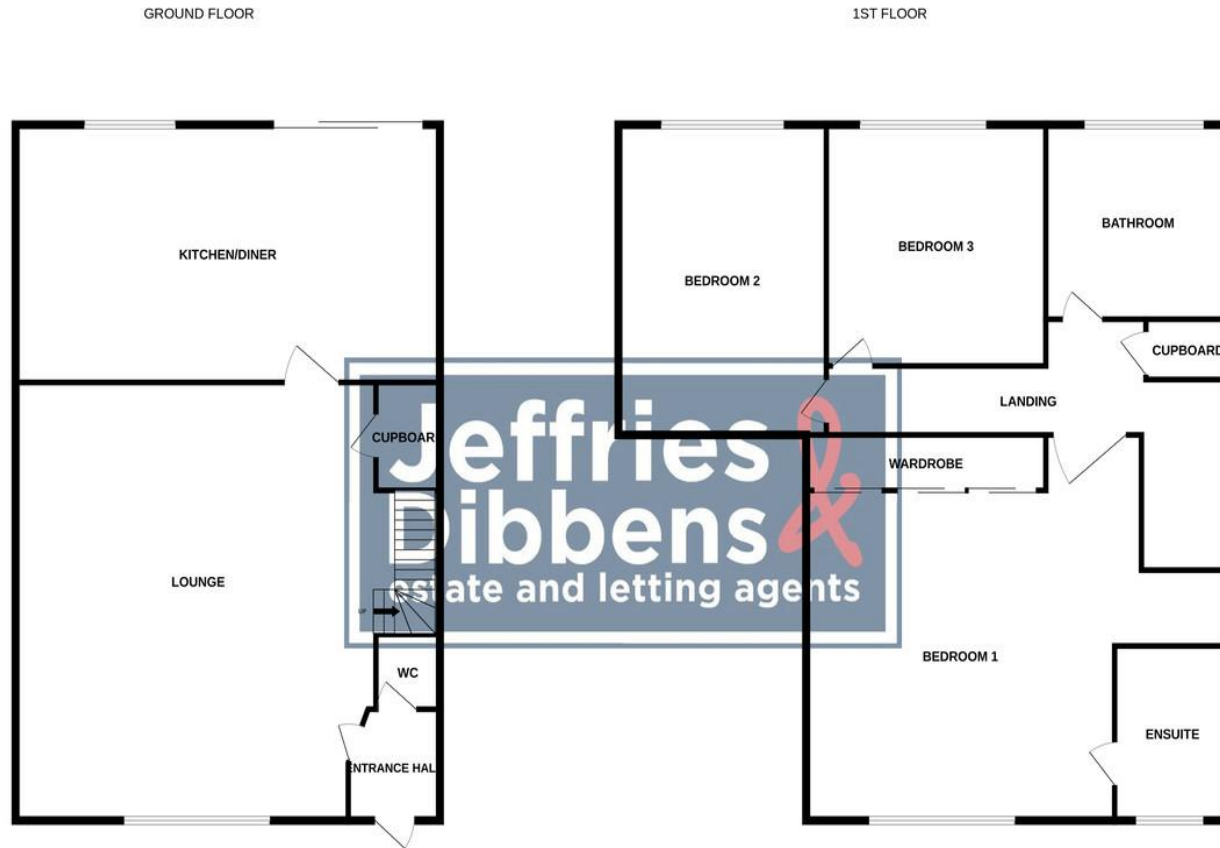
**BATHROOM** Window to rear aspect, heated towel rail, wash hand basin, panel enclosed bath with shower over, WC, spot lighting, part tiled.

## **OUTSIDE**

**REAR GARDEN** Mainly laid to lawn with patio area, garden shed, gate providing side access, outside tap.

**GARAGE** Up and over door to garage with parking in front.





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**  
Winchester City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 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

**Jeffries  
Dibbens**  
estate and letting agents

**OFFICE ADDRESS**  
226 London Road, Waterlooville,  
Hampshire, PO7 7HP

**CONTACT**  
023 9223 1100  
waterlooville@jeffries.co.uk  
www.jdea.co.uk