

**£330,000 Guide Price**

**Greenfield Crescent**

Cowplain, PO8 9EJ



## PROPERTY SUMMARY

We are delighted to offer for sale this superb 3 bedroom extended property located in a very popular area in Cowplain. We believe this property is an ideal first time purchase and internal viewings are very strongly advised. The property boasts 3 nicely sized first floor bedrooms, a modern bathroom suite, large lounge, additional WC and a fabulous open plan kitchen/sun lounge. Externally there is a lovely rear garden backing onto the local nature reserve and a garage with additional parking. Greenfield Crescent is located close to popular local schools and green spaces and early interest is expected. Call today to arrange your viewing.

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**ENTRANCE PORCH** Front and side aspect double glazed window, front aspect double glazed door, tiling to floor, double glazed door to:

**ENTRANCE HALL** Stairs to first floor with storage cupboard under, radiator, laminate floor, doors to:

**LOUNGE** 13' 2" x 12' 2" (4.01m x 3.71m) Front aspect double glazed window, T.V. point, radiator, inset feature floating electric fire.

**KITCHEN** 15' 5" x 10' 01" (4.7m x 3.07m) Laminate floor, radiator, comprehensive range of eye and base level units with work tops over, tiled splash backs, soft close doors, one and a half bowl inset sink unit with hose style mixer tap, space for dish washer and washing machine, wine rack, space for fridge/freezer, fitted double oven, hob and extractor, door to cloakroom/W.C. and open to:

**OPEN PLAN SUN LOUNGE** 13' 11" x 11' 9" (4.24m x 3.58m) Rear and side aspect double glazed windows, rear aspect double glazed French doors to gardens, laminate floor, radiator.

**WC** Rear aspect double glazed window, W.C, vanity wash hand basin, tiled splash backs, heated towel rail, laminate floor.

**FIRST FLOOR** Airing cupboard, access to loft space with pull down ladder, doors to:

**BEDROOM 1** 11' 7" x 11' 2" (3.53m x 3.4m) Rear aspect double glazed window, radiator, fitted wardrobes, laminate floor.

**BEDROOM 2** 13' 4" x 8' 4" (4.06m x 2.54m) Front aspect double glazed window, radiator, fitted wardrobes, laminate floor.

**BEDROOM 3** 10' 3" x 8' 4" (3.12m x 2.54m) Front aspect double glazed window, radiator, fitted cupboard, laminate floor.

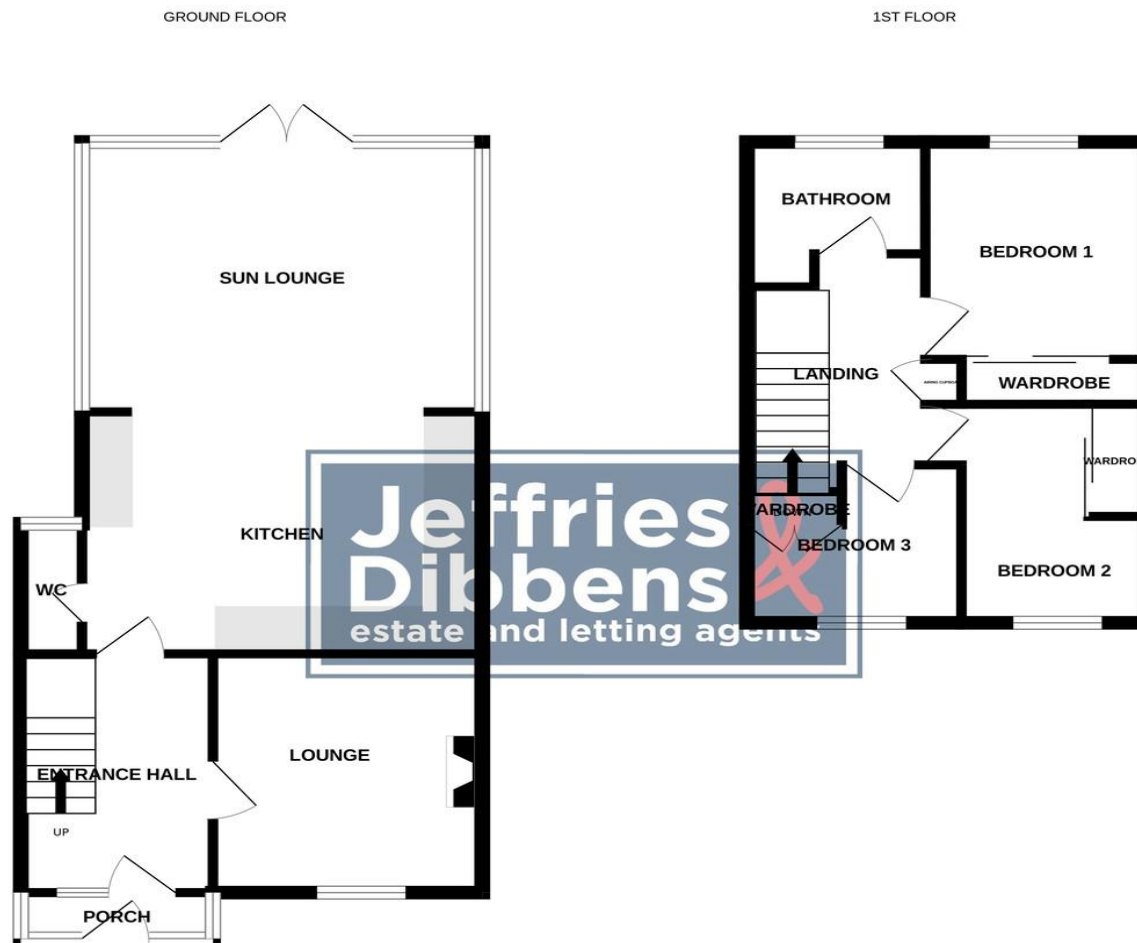
**BATHROOM** Rear aspect double glazed window, vanity wash hand basin, W.C, bath with screen and shower rover, heated towel rail, tiling to walls.

**OUTSIDE** Front - Lawned front garden with aspect over green space.

**REAR GARDEN** Lovely rear garden which is mostly laid to lawn and has a large patio area and further patio area railway sleeper style flower beds, summer house, shed, gated rear access, backing onto Hazleton Nature Reserve, light and tap.

**GARAGE** Double doors and situated in nearby block, additional parking.





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 C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**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

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