

OIEO £400,000

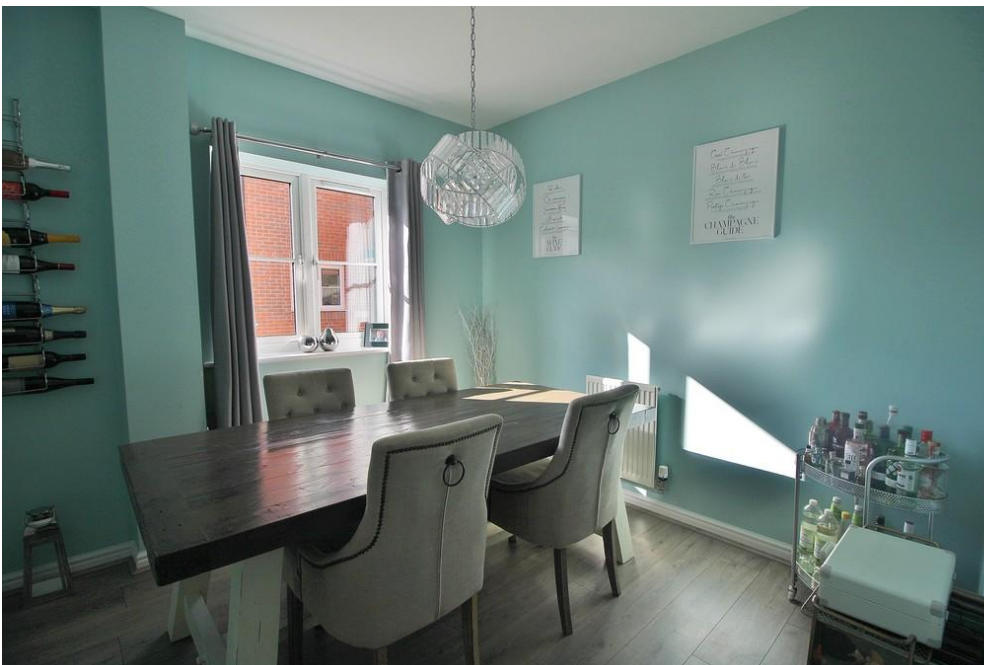
Acorn Drive

Horndean, PO8 0RF

PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented 4 bedroom detached property located right in the heart of Horndean village. Built only 10 years ago early interest is expected in this well presented family home. The property has a host of benefits including 4 bedrooms, 2 bathrooms suites, modern fitted kitchen, separate dining room, lounge and a downstairs W.C. Externally there is a low maintenance rear garden, off road parking and a garage a. The property is conveniently located close to a number of local shops and facilities as well as boasting excellent access to the A3 for commuters. Early interest is expected so contact us as sole agents today!





ENTRANCE HALL Stairs leading to first floor, radiator, storage cupboard, door leading to:

WC Window to front aspect, radiator, wash hand basin, W.C.

KITCHEN 11' 1" x 9' 8" (3.38m x 2.95m) Window to front aspect, wall mounted boiler, a range of wall and base units incorporating sink unit, built in oven with hob and fan over, space for fridge/freezer, space and plumbing for washing machine and dish washer.

DINING ROOM 9' 8" x 9' 4" (2.95m x 2.84m) Window to side aspect, radiator.

LOUNGE 17' 9" x 11' 10" (5.41m x 3.61m) Windows and door to rear aspect, radiator.

LANDING Storage cupboard, door to:

BEDROOM 1 14' 2" x 10' 6" (4.32m x 3.2m) Window to rear aspect, radiator, built in wardrobes, door to:

ENSUITE Shower cubicle, heated towel rail, wash hand basin, W.C.

BEDROOM 2 11' 1" x 10' 10" (3.38m x 3.3m) Window to front aspect, radiator.

BEDROOM 3 10' 11" x 6' 11" (3.33m x 2.11m) Window to rear aspect, radiator.

BEDROOM 4 8' 11" x 6' 7" (2.72m x 2.01m) Window to front aspect, radiator.

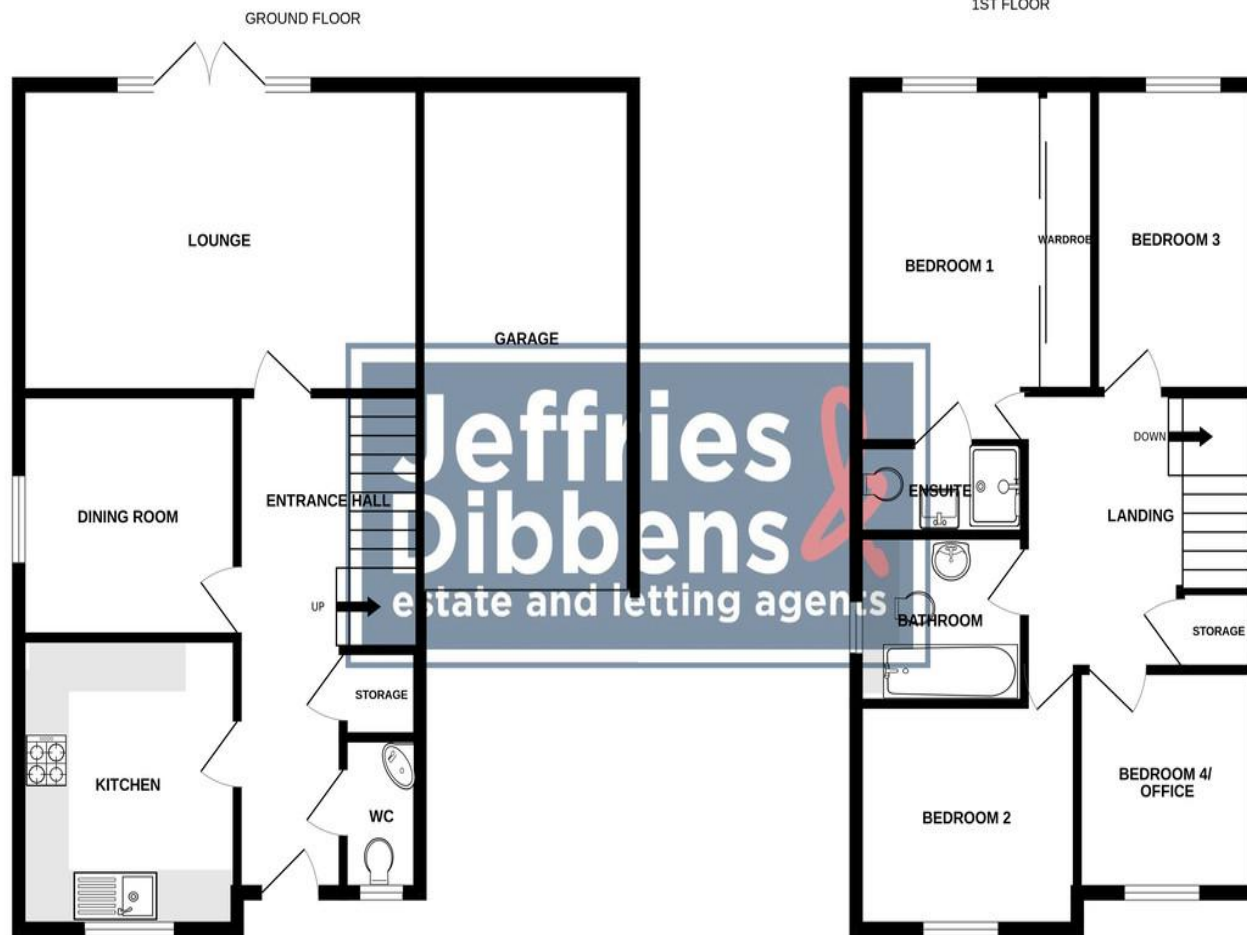
BATHROOM Window to side aspect, radiator, panelled bath, wash hand basin, W.C.

OUTSIDE

REAR GARDEN Gated side access, artificially laid lawn, decking area, patio area.

FRONT GARDEN Off road parking providing access to garage.

GARAGE 19' 9" x 9' 5" (6.02m x 2.87m) Up and over garage door.



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

East Hampshire District 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		89
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Jeffries
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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