



£335,000

Catherington Lane

Horndean, PO8 9WE

PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented 3 bedroom semi detached property located in a popular area of Horndean. This charming family home is conveniently located close to local schools, amenities and green spaces and internal viewings are very strongly advised. The property has a large number of benefits including 3 first floor bedrooms, 2 bathroom suites, a modern fitted kitchen, light and airy lounge, additional WC and study/office. Externally there is a pleasant south facing garden and a carport with driveway providing off road parking. The property is presented to a very high standard throughout and early interest is expected. To arrange your viewing contact us today!





ENTRANCE HALL Radiator, under stair cupboard, wooden flooring, stairs to first floor, doors to:

WC Window to front aspect, heated towel rail, WC, hand wash basin with cupboard under, tiled flooring and surround.

KITCHEN/BREAKFAST ROOM 11' 9" x 7' 8" (3.58m x 2.34m) Window to front aspect, radiator, range of modern fitted cupboards, units and work surfaces with inset 1 1/2 bowl sink unit and mixer tap, integrated oven, hob and extractor, fridge freezer, plumbing for washing machine, spot lighting.

STUDY/OFFICE 7' 9" x 6' 4" (2.36m x 1.93m) Window to side aspect, radiator, wooden flooring.

LOUNGE 14' 8" x 11' 8" (4.47m x 3.56m) Windows and double doors to rear garden, 2 radiators.

FIRST FLOOR Landing - Access to loft, storage cupboard, doors to:

BEDROOM 1 9' 7" x 9' 4" (2.92m x 2.84m) Window to front aspect, radiator, built in wardrobes, door to:

ENSUITE Window to front aspect, heated towel rail, shower cubicle, WC, hand wash basin, majority tiled.

BEDROOM 2 12' 1" x 8' 1" (3.68m x 2.46m) Window to rear aspect, radiator.

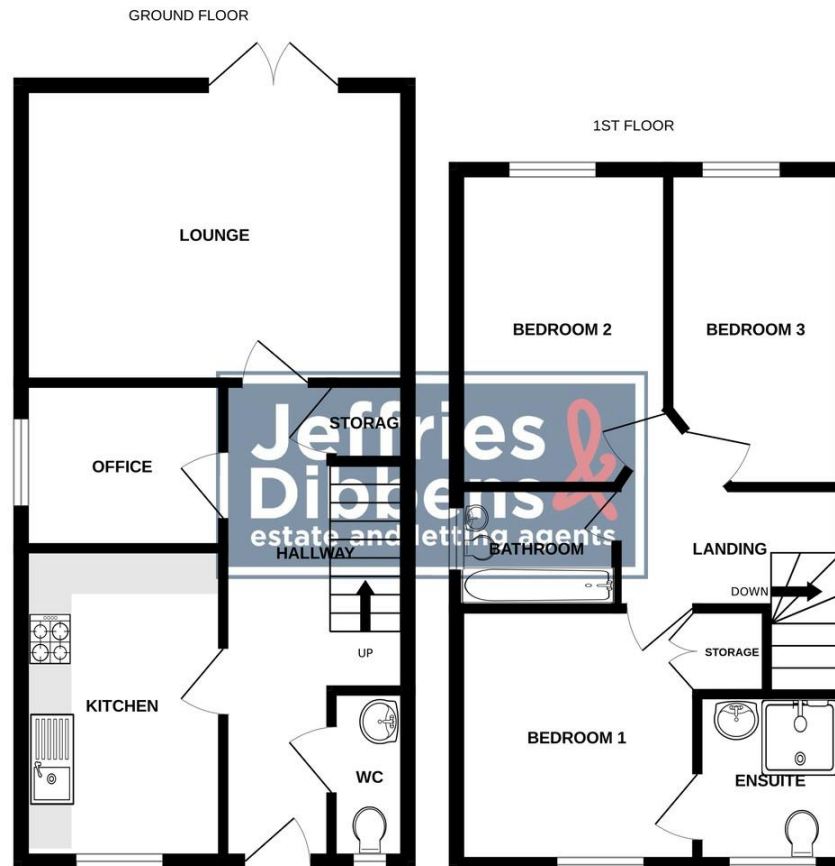
BEDROOM 3 9' 7" x 6' 4" (2.92m x 1.93m) Window to rear aspect, radiator.

BATHROOM Window to side aspect, heated towel rail, panelled bath with shower over, WC, hand wash basin, majority tiled.

OUTSIDE Front - Lawned front garden.

REAR GARDEN South facing garden which is mostly laid to lawn, patio area, outside tap and light, shed, rear pedestrian access to:

CARPORT Power and lighting, own driveway providing additional odd road 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

East Hampshire District 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+) A		92
(81-91) B	79	
(69-80) C		
(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	

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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