

**£350,000**

**Keydell Close**

**Horndean, PO8 9TB**



**PROPERTY SUMMARY** Located in quiet cul de sac, we are delighted to offer for sale this 3 bedroom semi-detached house in Keydell Avenue. This property boasts from 3 first floor bedrooms, a fitted bathroom suite, fitted kitchen, downstairs WC lounge/diner and a lovely conservatory looking out to the rear garden. Externally there is private rear access providing off road parking in front of your garage that can also be accessed from the rear garden. This property needs to be seen internally to see the potential it has to offer. Viewings can be arranged today by contacting us as sole agents!





**PORCH** 2x Window & door to front aspect, door to front:

**ENTRANCE HALL** Window to front aspect, radiator, under stairs storage cupboard housing gas and electrical meters, door to:

**KITCHEN/DINER** 13' 11" x 7' 11" (4.24m x 2.41m) Window to side and rear aspects, radiator, wall mounted boiler, part tiled surround with a range of low and high cupboards with plenty of work surface, serving hatch, stainless steel sink with taps incorporating draining board, gas hob with hood above & oven under, plumbing for washing machine, space for free standing fridge freezer, door to:

**LEANTO:** Window & door leading to rear garden, door through to conservatory, plumbing and space for washing machine, door to:

**WC** Extractor fan, radiator, hand wash basin with mixer tap & cupboard under, WC.

**CONSERVATORY** 9' 10" x 8' 09" (3m x 2.67m) Window & doors to rear aspect leading to the garden, radiator.

**LOUNGE/DINER** 18' 10" x 10' 05" (5.74m x 3.18m) Window to front aspect, gas fireplace, serving hatch to kitchen, window & door to rear aspect leading to conservatory.

## FIRST FLOOR

**HALLWAY** Window to front aspect, radiator, doors leading to all first floor rooms.

**BEDROOM 1** 10' 04" x 8' 09" (3.15m x 2.67m) Window to front aspect, radiator, built in sliding door wardrobes.

**BATHROOM** Window to side aspect, heated towel rail, spot lights, tiled floor to ceiling, shower cubicle, hand wash basin with cupboard under, WC.

**BEDROOM 2** 10' 03" x 8' 02" (3.12m x 2.49m) Window to rear aspect, radiator.

**BEDROOM 3** 8' 01" x 6' 11" (2.46m x 2.11m) Window to rear aspect, radiator.

## OUTSIDE

**FRONT GARDEN** Mostly laid to lawn, paved walkway, access to rear garden.

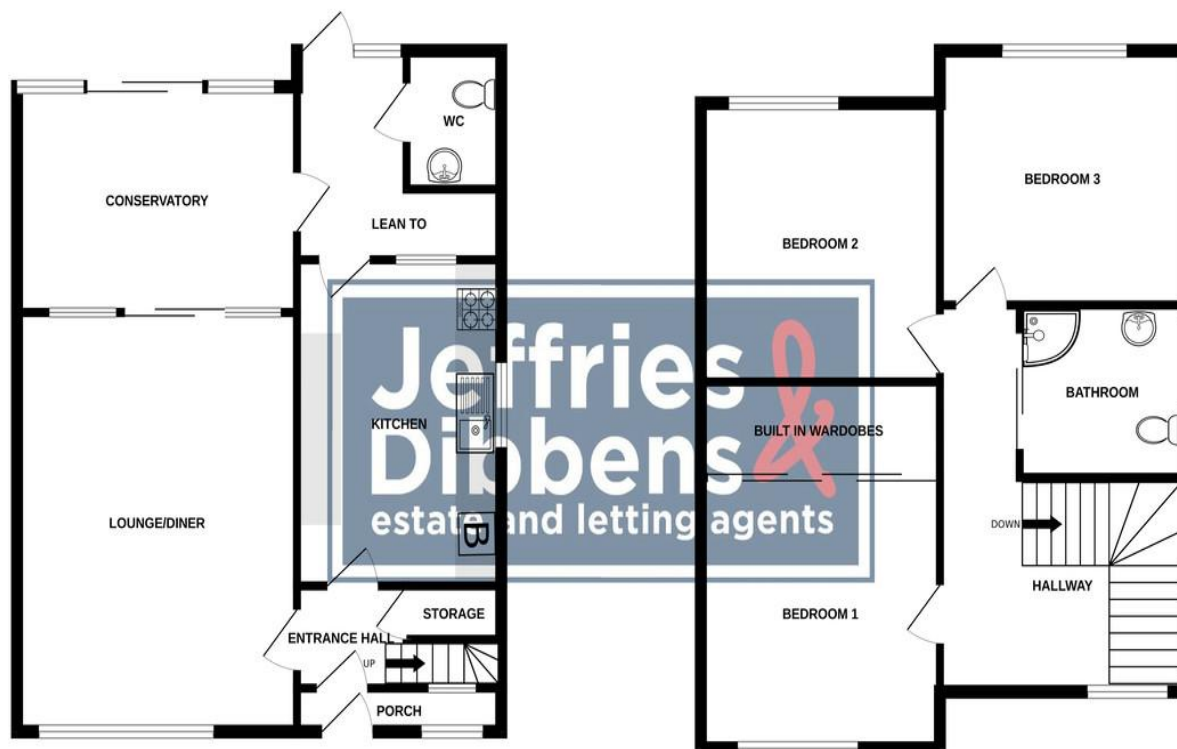
**REAR GARDEN** Mostly laid to lawn, mature tree, rear access to garden and entrance to garage.

**GARAGE** Up and over door



GROUND FLOOR

1ST 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**  
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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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**  
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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