

£430,000

Deep Dell

Horndean, PO8 9DH

PROPERTY SUMMARY

Located in a very popular family oriented area of Horndean, we are delighted to offer for sale this extended 3/4 bedroom semi detached property in Deep Dell. This versatile and spacious home has a large number of benefits and internal viewings are strongly advised. The property boasts 3 double bedrooms arranged over 2 floors, a further office/bedroom, bathroom, lounge, breakfast room, WC and a large kitchen/diner. Externally there are beautiful gardens to the rear and side as well as a detached garage with own driveway providing off road parking. Local schools, shops and green spaces are all close by and early interest is expected.





ENTRANCE PORCH Windows to side and rear aspects, heater, sliding door to:

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

LOUNGE 23' x 11' 09 max" (7.01m x 3.58m) Window to front aspect, floor to ceiling radiator.

BREAKFAST ROOM 11' 02" x 7' 09 max" (3.4m x 2.36m) Window to side aspect, radiator, spot lighting, door to kitchen/diner, door to:

WC Heated towel rail, WC, hand wash basin, extractor, tiled flooring.

KITCHEN/DINER 17' 09" x 12' 04" (5.41m x 3.76m) Two windows to side aspect, window to rear aspect, door to rear garden, double doors to sun room, floor to ceiling radiator, range of fitted cupboards, units and work surfaces with 1 1/2 bowl sink unit and mixer tap, integrated oven, hob, extractor and dishwasher, plumbing for washing machine, space for fridge freezer.

SUN ROOM 9' 05" x 3' 06" (2.87m x 1.07m) Windows to both sides and rear, double doors to garden, power points.

FIRST FLOOR Landing - Window to side aspect, stairs to second floor, doors to:

BEDROOM 1 13' 4" x 11' 4" (4.06m x 3.45m) Window to front aspect, radiator, airing cupboard.

BEDROOM 2 11' 5" x 9' 9" (3.48m x 2.97m) Window to rear aspect, radiator.

BATHROOM Window to rear aspect, heated towel rail, shower cubicle, hand wash basin with vanity surround and cupboard under, WC, spot lighting.

OFFICE 8' 11" x 6' 4" (2.72m x 1.93m) Window to side aspect, radiator, stairs to:

SECOND FLOOR Landing - Window to front aspect, door to:

BEDROOM 3 15' 10" x 8' 11" (4.83m x 2.72m) Window to front aspect with views towards Portsdown Hill and over local green space, radiator, spot lighting, access to eaves storage.

OUTSIDE Front - Beautifully maintained garden with mature borders, own block paved driveway leading to:

GARAGE Up and over door, light and power.

REAR GARDEN Beautiful and well maintained rear garden which is mostly laid to lawn and has various shrubs, plants and flowers, gated side access, greenhouse, outside tap and lighting, summer house with power.





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 D

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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