

**£435,000**

**Farmhouse Way**

Lovedean, PO8 9LF



## PROPERTY SUMMARY

Offered for sale with no forward chain and tucked away in a little known cul-de-sac, we are delighted to offer for sale this 4 bedroom detached property in Farmhouse Way. The property does require updating in places and offers 4 well proportioned first floor bedrooms, 2 bathroom suites, 2 reception rooms, a fitted kitchen and an additional WC. Externally there is a private rear garden and a garage with own driveway providing off road parking. Several popular schools are within walking distance as well as convenience stores and green spaces. Early viewing is strongly advised and can be arranged by contacting us as sole agents.





**ENTRANCE HALL** 19' 01" x 3' 09" (5.82m x 1.14m) Radiator, thermostat, stairs to first floor, door to:

**WC** Window to front aspect, radiator, WC, wash hand basin with taps.

**LOUNGE** 16' 00" x 11' 07" (4.88m x 3.53m) Window to front, 2x radiators, feature fireplace, door to:

**DINING ROOM** 9' 09" x 9' 04" (2.97m x 2.84m) Radiator, sliding doors into rear garden, door to:

**KITCHEN** 13' 10" x 10' 00" (4.22m x 3.05m) Window & door to rear aspect, radiator, range of wall and base units with work surfaces over with two separate sinks one being 1 1/2 sink unit with drainer and another sink unit with taps, eye level oven, grill, 4 ring gas hob with pull out hood above, space & plumbing for washing machine and dishwasher, space for tall fridge/freezer, wall mounted boiler.

## FIRST FLOOR

**LANDING** Window to side aspect, storage cupboard housing water tank, loft access, doors to:

**BEDROOM 2** 11' 00" x 9' 06" (3.35m x 2.9m) Window to front aspect, radiator.

**MASTER BEDROOM** 12' 07" x 12' 01" (3.84m x 3.68m) 2x windows to front aspect, radiator, built in double sliding door wardrobes, door to:

**ENSUITE** Window to side aspect, radiator, panelled bath with shower over, part tiled, pedestal hand wash basin with taps, WC.

**BEDROOM 3** 9' 08" x 8' 11" (2.95m x 2.72m) Window to rear aspect, radiator.

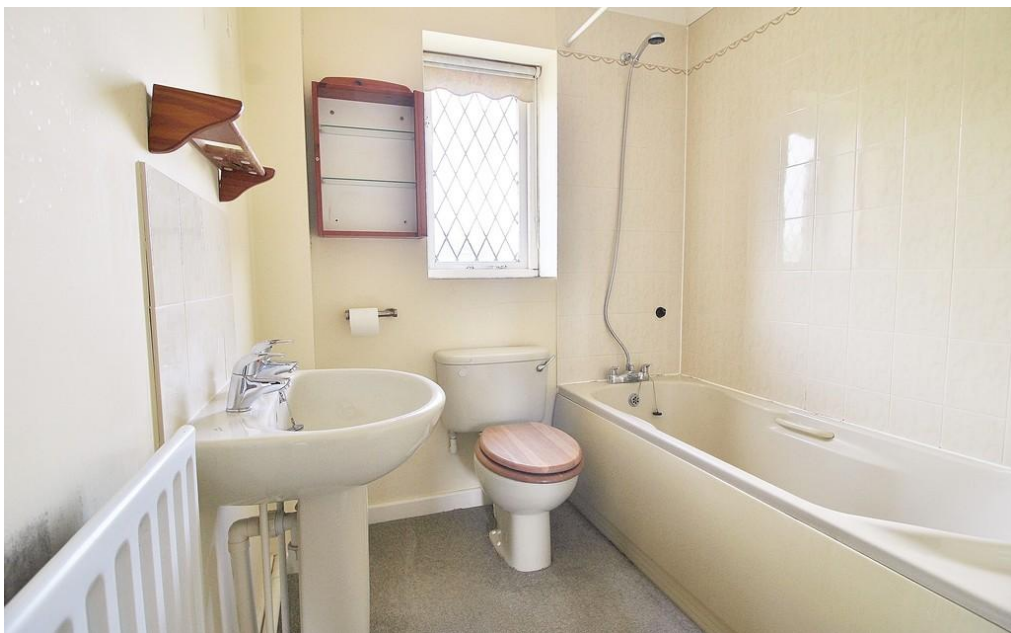
**BATHROOM** Window to rear aspect, radiator, panelled bath with shower over, part tiled, pedestal hand wash basin with taps, WC.

**BEDROOM 4** 9' 06" x 8' 03" (2.9m x 2.51m) Window to rear aspect, radiator.

## OUTSIDE

**FRONT** Lawned area, well established trees & hedges, entrance to garage, gated access to side and rear of the property, parking for at least 2 vehicles.

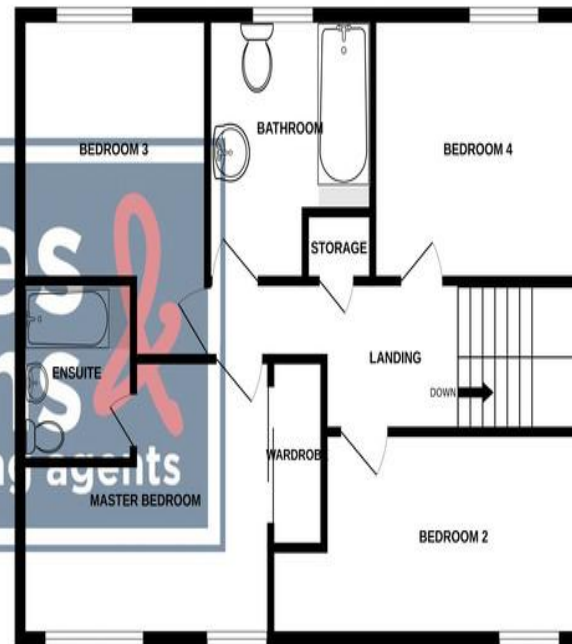
**REAR GARDEN** Most laid to lawn, patio area, side access to garage, access to the front, mature trees and plants access, access to kitchen & dining room.



## 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 E

**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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