



OFFERS OVER  
**£500,000**  
**21 Hatherley Crescent**  
Portchester, PO16 9DG

## PROPERTY SUMMARY

\*\*\*NO ONWARD CHAIN\*\*\* We are pleased to present to the market this three bedroom detached bungalow located in Hatherley Crescent, Portchester. The property comprises a front porch, a hall, a master bedroom with built in wardrobes and a modern en suite shower room. A second double bedroom boasts direct access to the Jack & Jill family bathroom. A third bedroom/ study is to the front. Through to the heart of the home, the L-shaped lounge/dining room is a spacious and versatile area, perfect for relaxing and entertaining. The lounge area features an inviting seating arrangement as well as living flame fire. Adjacent to the lounge, the dining space leads you through to the modern kitchen overlooking the garden and a useful utility room which houses a water softening system. The sunroom towards the rear of the property has a solid insulated roof and offers another bright and airy living space, with access to the private garden.

3 

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2 





**FRONT** To the front of the property is a large paved driveway, providing parking for multiple vehicles and a large garage towards the rear.

#### **PORCH**

**HALLWAY** With access to a large loft space which has potential for conversion subject to planning permission.

**KITCHEN** 9' 0" x 8' 11" (2.74m x 2.72m)

**SITTING ROOM** 16' 05" x 12' 04" (5m x 3.76m)

**DINING ROOM** 14' 0" x 9' 0" (4.27m x 2.74m)

**BEDROOM 1** 12' 08" x 10' 04" (3.86m x 3.15m)

#### **ENSUITE**

**BEDROOM 2** 10' 11" x 9' 01" (3.33m x 2.77m) With a large window and built in wardrobe.

#### **BATHROOM**

**BEDROOM 3** 9' 0" x 8' 08" (2.74m x 2.64m)

**SUNROOM** 14' 10" x 10' 07" (4.52m x 3.23m)

**REAR GARDEN** The garden is mainly laid to lawn with planted shrubs and enclosed by wooden fencing.

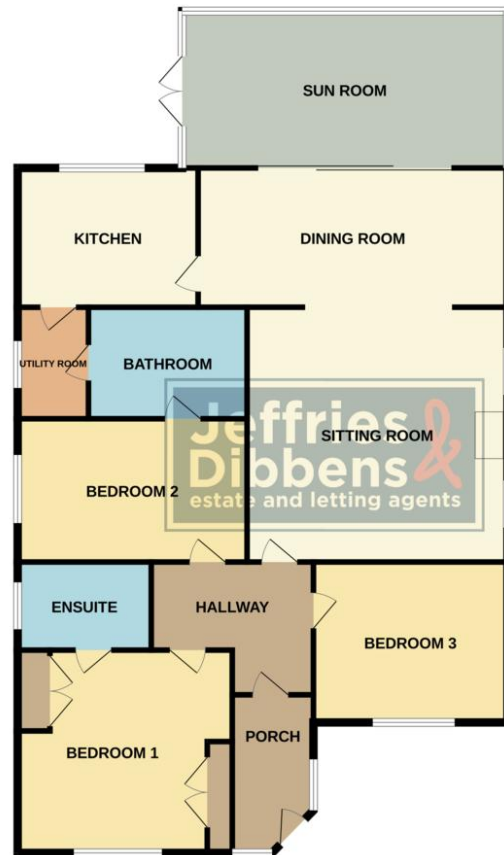
**GARAGE** 26' 0" x 12' 02" (7.92m x 3.71m) The large garage includes power and a roller door. It also offers potential for further conversion to a home office/annexe subject to necessary approval.

#### **UTILITY ROOM**

**SOLAR PANELS** This property benefits from 16 solar panels capable of generating up to 4 Kw/hour and offering revenue back from the grid as well as reduced utility bills.



GROUND FLOOR



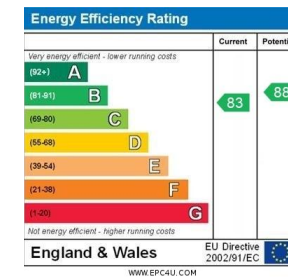
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only



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

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