



£799,995
26 Burnham Wood
PO16 7UD

This deceptively spacious, architect designed family home is situated in the highly sought after Burnham Wood, off of Kiln Road. The ground floor welcomes you with a grand entrance hall that leads to a spacious lounge, a cosy family room and a bright contemporary fitted kitchen/breakfast room - ideal for both day-to-day life and entertaining. There's also a separate dining room, an integral double garage, a practical porch and a downstairs WC. Upstairs, you'll find four generously sized double bedrooms, each with fitted wardrobes. The master bedroom boasts an ensuite bathroom and the other bedrooms benefit from a four piece bathroom. Externally, the south-facing garden offers a fantastic space for outdoor living as well as ample parking towards the front of the property. An early viewing is strongly recommended to appreciate what this family home has to offer!





ENTRANCE HALL

FAMILY ROOM 17' 11" x 13' 0" (5.46m x 3.96m)

KITCHEN/BREAKFAST ROOM 18' 10" x 13' 0" (5.74m x 3.96m)

DINING ROOM 14' 7" x 11' 3" (4.44m x 3.43m)

LOUNGE 19' 0" x 16' 5" (5.79m x 5m)

LANDING

BEDROOM 1 16' 5" x 13' 2" (5m x 4.01m)

ENSUITE

BEDROOM 2 14' 7" x 11' 3" (4.44m x 3.43m)

BEDROOM 3 14' 8" x 11' 2" (4.47m x 3.4m)

BEDROOM 4 13' 0" x 12' 6" (3.96m x 3.81m)

BATHROOM

REAR GARDEN

DOUBLE GARAGE 18' 3" x 16' 5" (5.56m x 5m)

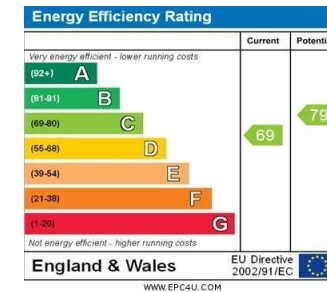


LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only

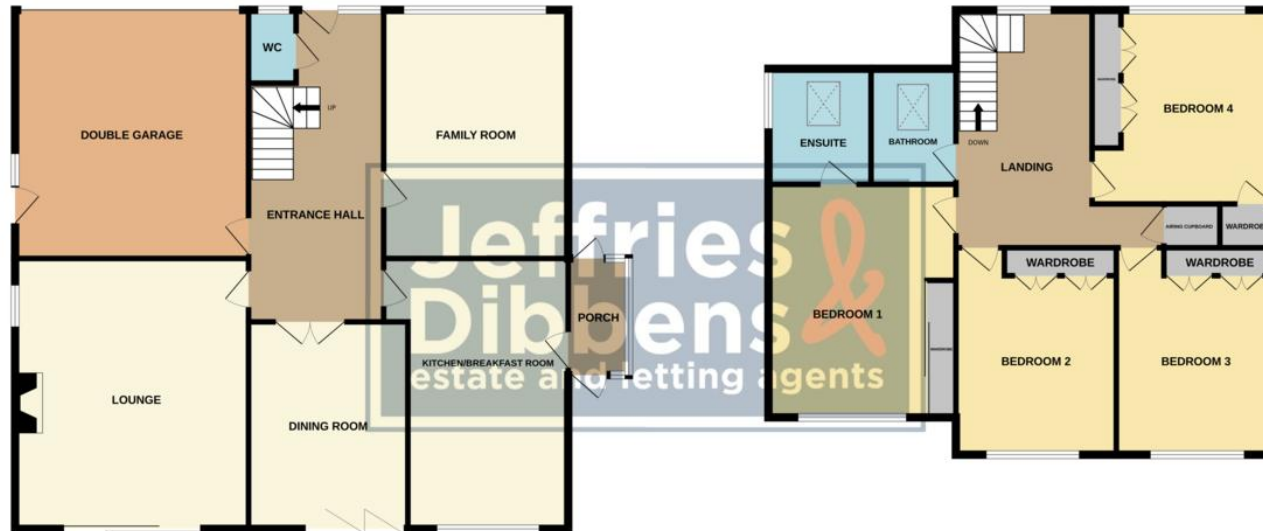


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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.

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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