

14 Atherley Road | PO11 0JS | £440,000

GEOFF FOOT ESTATE AGENTS LTD

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Internal viewing is highly recommended to appreciate what this detached house in favoured West Town location has to offer. There is a long driveway with additional parking spaces, leading to detached Garage. Downstairs comprises a hallway, Lounge, Dining room, Study/Office, Kitchen/breakfast room and downstairs WC. There are four generous sized Bedrooms and a Family Bathroom to the first floor. Outside has a front Garden wrapping round to the side and a west facing rear Garden. An ideal family home in a great location, convenient to local shops, Hayling Billy Nature trail and Langstone Harbour shoreline, offering lovely walks and cycle route to Havant.

NO FORWARD CHAIN!

- ***Detached house in sought after West Hayling location.***
- ***Four generous sized Bedrooms.***
- ***Lounge, separate Dining room and study/office.***
- ***Cream 'shaker style' Kitchen/Breakfast Room.***
- ***UPVC Conservatory.***
- ***Long driveway with additional parking spaces.***
- ***Detached Garage with adjoining storage room to rear.***
- ***West facing Rear Garden.***
- ***Convenient local shops, Hayling Billy Nature trail with access to shoreline.***
- ***Ideal family home with no forward chain!***

Freehold | Council Tax Band: E

The accommodation comprises:

Covered entrance with step, wall light and double glazed door to –

Hallway –

Radiator. Double glazed window to side with venetian blind. Wall thermostat. Staircase rising to first floor with cupboard below housing consumer unit, coats hanging space and 'Vaillant' gas boiler.

Lounge –

Stone built fireplace surround with display mantle, side display plinths, matching stone hearth and recess for open fire or log burner (Flue to be checked). Double radiator. Double glazed window to rear aspect with venetian blinds. Double glazed door to Conservatory. Double panel glazed doors to

Dining Room – *Double glazed window to front aspect. Radiator. Return door to Hallway.*

Conservatory –

Double glazed window units to three sides with venetian blinds. Double glazed French doors to rear Garden. Laminate flooring. Power and light. Return door to kitchen.

Kitchen/Breakfast Room –

1.5 bowl single drainer stainless steel sink unit with mixer tap set in work surface, cupboard below and integrated dishwasher. Matching range of cream fronted 'shaker style' wall and base cupboards and drwers. Inset 'Whirlpool' halogen hob, pull-out extractor over and built in oven below. Tiled splash backs. Further work surface with cupboard below. Integrated automatic washing machine and tumble drier. Tall integrated fridge/freezer. Double glazed window with venetian blinds to side and rear aspect. tiled flooring. Space for table and chairs. Panel glazed door to Conservatory. Double radiator.

Study/Office –

Coats hanging space. Radiator. Double glazed window to front. Telephone point. Shelving.

Stairs to Landing –

Built in double airing cupboard housing hot water tank and shelving. Double glazed window to side with blind. Access to loft space.

Bedroom 1 –

Double glazed window to rear elevation. Radiator. Recess for storage.

Bedroom 2 – *Double glazed window to front elevation. Radiator. Built in wardrobe with shelf and hanging*

Bedroom 3 – *Double glazed window to front aspect. Radiator. Shelf. Broadband and TV aerial point.*

Bedroom 4 – *Double glazed window to side elevation. Radiator.*

Family Bathroom –

Coloured suite comprising paneled bath, low level WC, pedestal wash hand basin and tiled shower enclosure with 'Mira' mixer shower. Vinyl slip resistant flooring. Double radiator. Obscure double glazed window to rear elevation with roller blind.

Outside –

Front; Long driveway and additional parking area. Outside water tap point. Lawn with hedging, apple and plum trees to borders. side garden and gate to

West facing Rear Garden – *Mainly laid to lawn with shrubs to borders. Fenced boundaries.*

Detached Garage –

With up and over door, power and light. Double glazed side service door and window. Double glazed door to adjoining storage shed on rear of Garage.

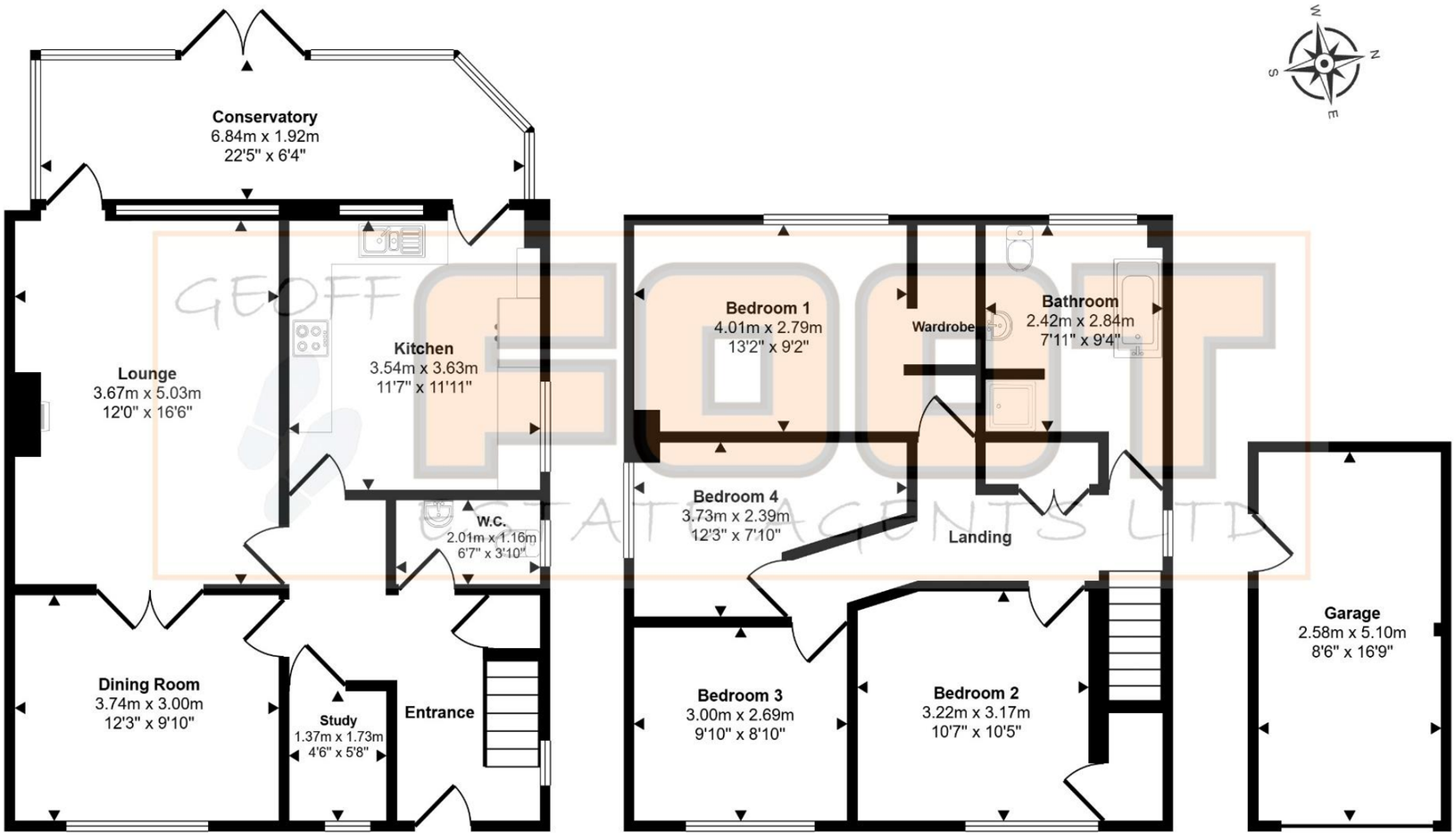
To view the virtual tour for this property please scan the QR Code >>

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IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.

Approx Gross Internal Area
149 sq m / 1609 sq ft



Ground Floor
Approx 75 sq m / 811 sq ft

First Floor
Approx 61 sq m / 656 sq ft

Garage
Approx 13 sq m / 142 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

