



10 The Mallards, Havant, PO9 1SS

Guide Price £650,000



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An impressive detached family home set in a cul-de sac location close to the harbour shore and in easy reach of all local amenities.

- Detached family home
- Dual aspect sitting room
- Dining room & office
- Kitchen
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Family bath/shower room
- Driveway and double garage
- Enclosed rear garden

The front door opens into the light, spacious reception hall with doors leading to all the downstairs rooms. The dual aspect sitting room with feature fireplace has a bay window overlooking the front and patio doors to the rear garden. Double doors open into the dining room with a bay window overlooking the rear garden. The kitchen incorporates a range of fitted wall and floor mounted cupboards, integral oven and gas hob, central breakfast island and door to outside. Completing the ground floor accommodation is a useful office ideal for working from home and a cloakroom.

On the first floor, leading off a good-sized landing, are four good sized bedrooms all with built-in wardrobes and a family bathroom with bath and shower cubicle. The principal bedroom also benefits from an en-suite shower room.

Outside a gravel driveway leads to the double garage and pathway to the front door. The gardens wrap round three sides of the house with a patio area adjoining the house to the rear. Mature hedging and shrubs border the lawned garden and has the benefit of a large shed.







Approximate Area = 1576 sq ft / 146.4 sq m

Garage = 257 sq ft / 23.8 sq m

Outbuilding = 37 sq ft / 3.4 sq m

Total = 1870 sq ft / 173.6 sq m

For identification only - Not to scale



Location - Langstone is a delightful and picturesque hamlet in a conservation area, set on the upper reaches of Chichester Harbour with its historic mill and renowned Royal Oak pub, located on the mainland to the north of the bridge across to Hayling Island with superb coastal scenery popular with walkers and birdwatchers. Nearby Havant has good local shopping, including a Waitrose and a leisure centre and a main line station on the Portsmouth/Waterloo line. There are excellent road links with the A27 to Southampton, and London, via the A3M, to the west, and Chichester to the east with its Festival Theatre and racing at Goodwood

EPC-C

Council Band F

Directions - [what3words.com/battle.door.spun](https://www.what3words.com/battle.door.spun)



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

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