

£450,000
1a Hallett Road
Denvilles, PO9 2PJ

PROPERTY SUMMARY

Offered with no forward chain, this impressive three-bedroom detached bungalow sits well within a generous plot in the highly regarded area of Denvilles. Designed for ultimate convenience, the property features a superb drive-in/drive-out driveway, a substantial garage, and a highly coveted, south-facing rear garden. Inside, the spacious accommodation comprises a welcoming hallway, a bright lounge leading to an attached conservatory, three well-proportioned bedrooms, a family bathroom suite, and a kitchen. Additionally, the property benefits from a versatile loft room complete with its own en-suite, offering excellent potential for an office, studio, or hobby space. Positioned less than a mile from Havant Town Centre, the home sits within easy reach of Havant mainline station, Warblington station, and the A27. Presenting huge potential to modernise and create a spectacular family home, this property is an unmissable opportunity. Viewings are essential, contact us today to book yours.

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PORCH

HALLWAY

LOUNGE 16' x 12' (4.88m x 3.66m)

CONSERVATORY 11' 3" x 5' 9" (3.43m x 1.75m)

BEDROOM ONE 11' 9" x 10' 5" (3.58m x 3.18m)

BEDROOM TWO 11' 3" x 10' (3.43m x 3.05m)

BEDROOM THREE 10' x 8' 5" (3.05m x 2.57m)

BATHROOM 9' 4" x 9' (2.84m x 2.74m)

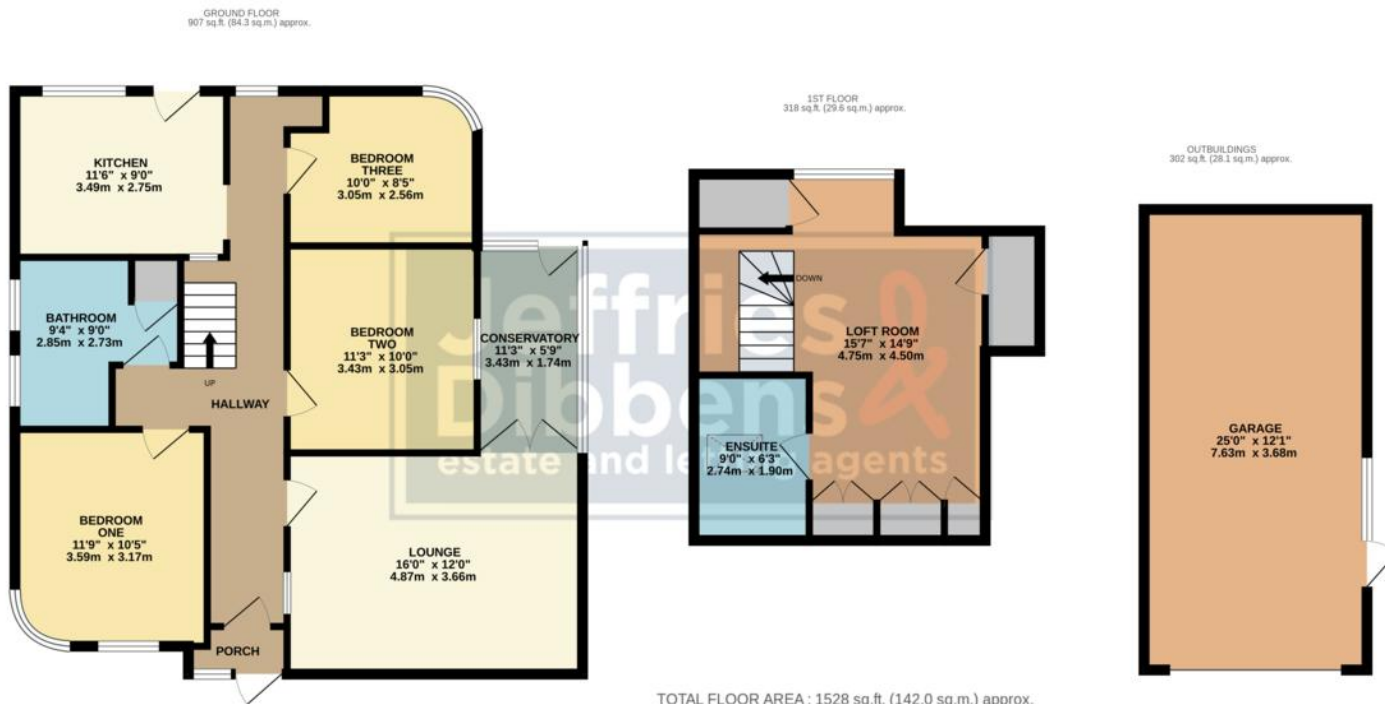
KITCHEN 11' 6" x 9' (3.51m x 2.74m)

LOFT ROOM 15' 7" x 14' 9" (4.75m x 4.5m)

ENSUITE 9' x 6' 3" (2.74m x 1.91m)

GARAGE 25' x 12' 1" (7.62m x 3.68m)





TOTAL FLOOR AREA : 1528 sq.ft. (142.0 sq.m.) approx.

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
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.

**Jeffries
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