



£372,400

Maple Drive

Denmead, PO7 6QQ

PROPERTY SUMMARY

Located in a quiet cul-de-sac in the popular village of Denmead we are delighted to present for sale this very well presented 3 bedroom semi detached chalet property in Maple Drive. With spacious accommodation throughout internal viewing is advised. The property boasts 3 double bedrooms arranged over 2 floors, a modern fitted kitchen, bathroom suite, through lounge/diner with feature media wall and a conservatory. Externally there is a pleasant rear garden and a garage with own driveway providing off road parking. Maple Drive is a popular cul-de-sac on the edge of Denmead village and early interest is expected.





ENTRANCE HALL Accessed via composite glazed front door, floor to ceiling radiator.

BATHROOM Frosted UPVC window to side aspect, radiator, heated towel rail, panelled bath with mixer tap, wall mounted shower controls with glass screen, hand basin with storage cupboard under, close coupled WC, part tiled.

BEDROOM 1 11' 10" x 9' 5" (3.61m x 2.87m) Dual aspect UPVC windows to side and rear, floor to ceiling radiator.

LOUNGE 16' 10" x 11' 3" (5.13m x 3.43m) Large UPVC window to front aspect, feature media wall with shelved alcoves, radiator.

DINING ROOM 16' 3" x 9' 11" (4.95m x 3.02m) Patio doors to conservatory, floor to ceiling radiator, stairs to first floor, feature exposed brick wall and central supporting pillar.

CONSERVATORY 9' 8" x 8' 6" (2.95m x 2.59m) UPVC construction with brick wall base, polycarbonate roof, light and power.

FIRST FLOOR Landing - Doors to:

BEDROOM 2 13' 9" max x 12' max (4.19m x 3.66m) UPVC window to front aspect, radiator, eaves storage, shelved storage cupboard.

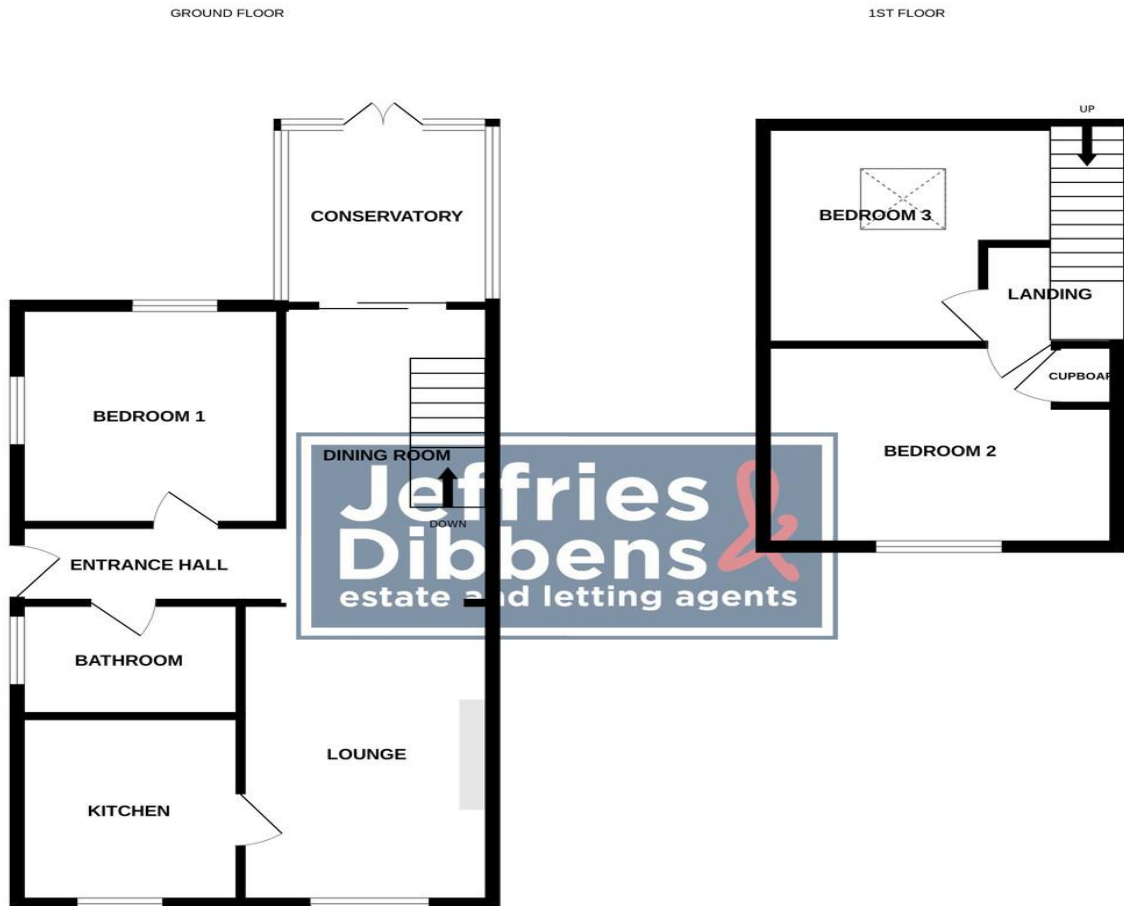
BEDROOM 3 11' 1" x 9' 11" max (3.38m x 3.02m) UPVC Velux style window to rear, radiator, eaves storage.

OUTSIDE Front - Lawn area to the front with low brick wall. Driveway to the side providing off road parking, leading to the garage.

REAR GARDEN Gated side access. Fence and wall enclosed, with paved patio leading onto a lawn area with low wall. Personal door to garage.

GARAGE Up and over front door. Lighting and power.





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
Winchester City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	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.



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