

£425,000

Hazleton Way,

Horndean, PO8 9EB

PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to present for sale this individually built 3 bedroom detached property in a popular area of Horndean. This impressive family home has a large number of benefits and internal viewings are very strongly advised. The property benefits from 3 good sized bedrooms, family bathroom, lounge, dining room, kitchen, sun lounge and additional WC. Externally there is a good sized and very private south facing garden and a garage with considerable off road parking at the front. Popular schools are close at hand and the property offers excellent access to the A3M and internal viewings are very strongly advised. To arrange your viewing contact us as sole agents today.





ENTRANCE HALL Radiator, under stair cupboard and storage recess, stairs to first floor, doors to:

WC Window to front aspect, radiator, WC, hand wash basin with cupboard under, part tiled.

LOUNGE 16' 09" x 13' 04" (5.11m x 4.06m) Windows to front and side aspects, 2 radiators, opening to:

DINING ROOM 11' 02" x 9' 09" (3.4m x 2.97m) Radiator, double doors to sun lounge, door to:

KITCHEN 11' 06" x 10' 01" (3.51m x 3.07m) Window to rear aspect, door to side, radiator, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated fridge, freezer, dishwasher, washing machine and extractor, space for cooker, spot lighting.

SUN LOUNGE 12' 05" x 8' (3.78m x 2.44m) Windows to both sides and rear aspects, double doors to garden, radiator, light and power, tiled flooring.

FIRST FLOOR Landing - window to side aspect, radiator, access to loft, doors to:

BEDROOM 1 13' 02" x 13' (4.01m x 3.96m) Window to front aspect, radiator, built in wardrobes.

BEDROOM 2 13' 02" x 11' 09" (4.01m x 3.58m) Window to rear aspect, radiator, built in wardrobes.

BEDROOM 3 11' 09" x 8' 04" (3.58m x 2.54m) Window to rear aspect, radiator.

BATHROOM 8' 05" x 7' 08" (2.57m x 2.34m) Window to front aspect, radiator, panelled bath with shower over, WC, hand wash basin, part tiled, airing cupboard housing hot water tank.

OUTSIDE Front - Walled entrance with extensive resin driveway providing considerable off road parking and leading to:

GARAGE Up and over door, light and power, wall mounted boiler, double doors leading to:

REAR GARDEN Mature and private south facing garden which is mostly laid to lawn and has a large patio area, mature flower beds and borders, large timber shed, dual gated side access, outside tap, light and power points.



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 misstatement. This plan is for illustrative purposes only and should be used as such for 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
East Hampshire District 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		78 C
55-68	D	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.

**Jeffries
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estate and letting agents

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