GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.

TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147

FOR SALE

# Guide Price £395,000

Azalea Close, Havant PO9 2FL

bernards
THE ESTATE AGENTS

3 2 2

## HIGHLIGHTS

- Detached Family Home
- Open Plan Lounge/Dining Room
- Spacious Kitchen
- Three Double Bedrooms
- Established Sunny Garden
- Private Driveway
- Integral Single Garage
- Close to Amenities
- Direct Train Links to London

Located in a desirable position within Denvilles, this three-bedroom detached family home boasts beautifully presented living accommodation with ample driveway, internal garage and landscaped rear garden. An early viewing is advised to fully appreciate what this property has to offer.

Upon approach to the property, a small pathway leads up via driveway and mature frontage to the front door. Once inside, this charming property offers a perfect blend of spacious living and thoughtful design. The heart of the home features a bright and welcoming lounge, which flows effortlessly into the dining area, offering a comfortable space for everyday living. The well-maintained rear garden is easily accessible from the dining area via sliding doors, providing a peaceful outdoor retreat that is perfect for relaxing or hosting gatherings. The kitchen is well equipped, offering a wealth of practical worksurface space and an abundance of light wood cabinetry storage. Integrated cooking appliances are considerately positioned with additional space for freestanding fridge freezer and utilities. There is also secure internal access into the garage from the kitchen and a practical washroom completes the ground floor.

To the first floor, the landing flows centrally round to all three bedrooms and family bathroom. The primary bedroom is a true highlight, offering a peaceful sanctuary with views over the beautiful garden. This room is complemented by ensuite bathroom facilities, and built-in wardrobes adding an extra level of comfort and convenience. The two additional bedrooms are generously sized, offering flexibility for use as guest rooms, home office or children's bedrooms.

Externally, the rear garden is fence surround offering a decked seating area and zoned areas of lawn with potted foliage within the borders. Side access is also available via a secure gate and space for a small wooden shed which currently provides some additional storage for the present owner.

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# PROPERTY INFORMATION

## SITTING ROOM
14'7" x 13'10" (4.46 x 4.24)

## DINING ROOM
10'2" x 10'1" (3.12 x 3.08)

## KITCHEN
10'3" x 14'7" (3.14 x 4.45)

## BEDROOM ONE
13'6" x 13'6" (4.12 x 4.14)

## BEDROOM TWO
10'2" x 10'5" (3.12 x 3.18)

## BEDROOM THREE
10'3" x 7'1" (3.14 x 2.18)

## GARAGE
8'1" x 16'11" (2.47 x 5.18)

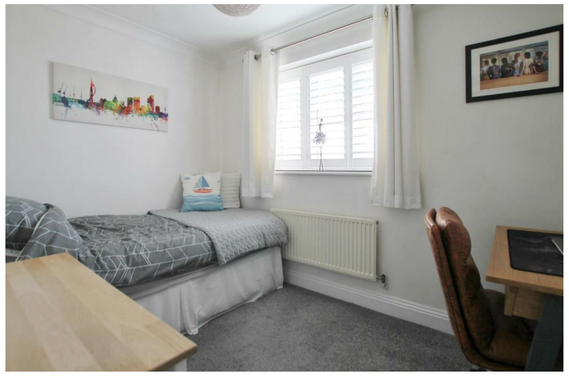
## COUNCIL TAX BAND D

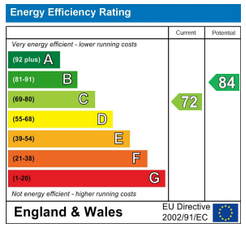
## MORTGAGE SERVICE
We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

## OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

## REMOVALS
Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

## SOLICITORS
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



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