

£440,000

Wagtail Road

Horndean, PO8 9YD

PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac in a very popular area of Horndean, we are delighted to offer for sale this pleasant 4 bedroom detached property in Wagtail Road. Internal viewings are strongly advised the property has a large number of benefits including 4 first floor bedrooms, en-suite facilities to the master bedroom, family bathroom, large lounge, fitted kitchen, utility room, dining room and downstairs WC. Externally the property has a lovely rear garden, off road parking and garage. Several popular schools are nearby and early interest is expected. Viewings can be arranged by contacting us as sole agents.

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2 
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ENTRANCE HALL Radiator, tiled flooring, door to:

LOUNGE 19' 10" x 13' 07" (6.05m x 4.14m) Bay window to front & side aspect, 2x radiator, gas fireplace, opening to:

DINER 9' 06" x 7' 08" (2.9m x 2.34m) Double doors to rear aspect, radiator, door to:

KITCHEN 10' 09" x 9' 07" (3.28m x 2.92m) Window to rear aspect, radiator, range of wall and base units, stainless steel sink with integrated draining board and taps, space for tumbler dryer, space for range oven with hood above, extractor fan, door to:

UTILITY ROOM Space & plumbing for washing machine, wall mounted boiler, door to rear garden, door to:

WC Window to side aspect, Freemantle hand wash basin with taps, WC.

FIRST FLOOR

LANDING Radiator, loft hatch, access to all first floor rooms:

BEDROOM 1 16' 01" x 10' 04" (4.9m x 3.15m) Window to front aspect, radiator, range of fitted wardrobes, door to:

ENSUITE 9' 00" x 4' 08" (2.74m x 1.42m) Window to front aspect, radiator, extractor fan, tiled to principle areas, hand wash basin with taps & cupboard under, shower cubicle, WC.

BEDROOM 2 14' 09" x 10' 02" (4.5m x 3.1m) Window to front aspect, radiator, storage cupboard housing water tank.

BEDROOM 3 11' 02" x 10' 01" (3.4m x 3.07m) Window to rear aspect, radiator.

BEDROOM 4 9' 05" x 6' 09" (2.87m x 2.06m) Window to rear aspect, radiator.

BATHROOM Window to rear aspect, radiator, tiled to principle areas, bath tub with shower over, hand wash basin with cupboard under, WC.

OUTSIDE

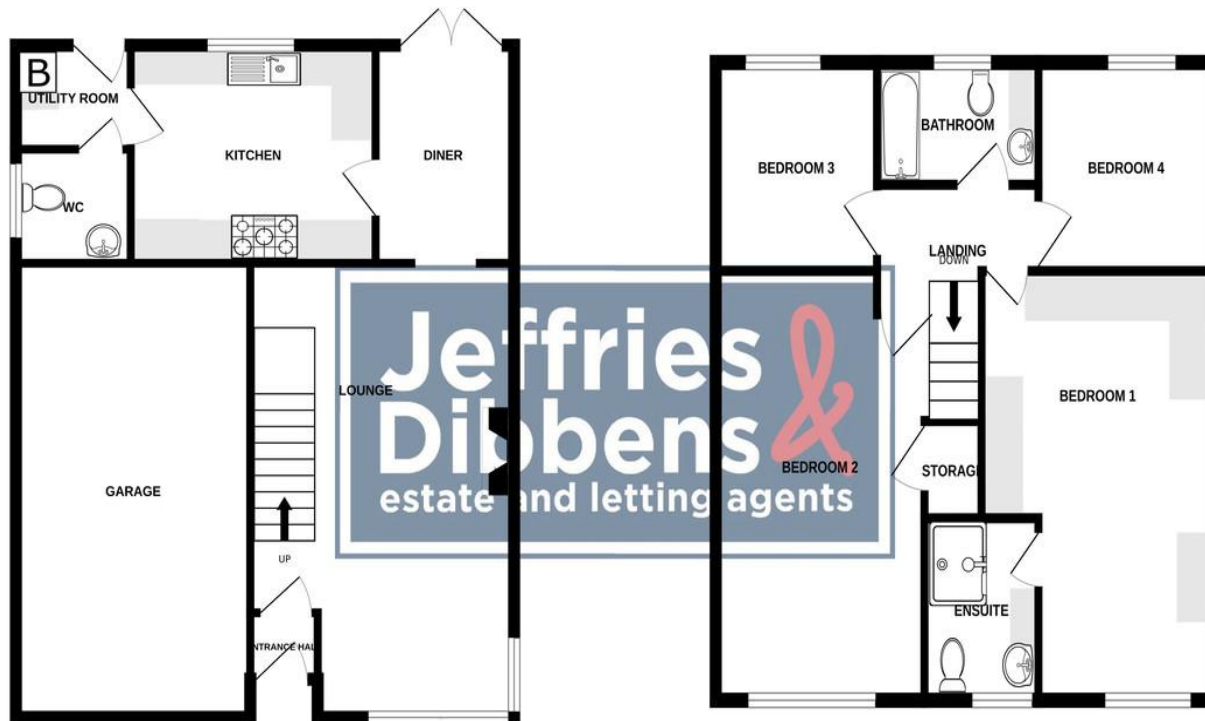
FRONT Hard stand parking available, access to garage, laid to lawn area, mature trees, gated side access leading to the rear garden.

REAR GARDEN Mostly laid to lawn, patio area, mature trees surround, side gated access to front, shed, outside tap.

GARAGE Up and over garage door, power and light.

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 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

East Hampshire District Council

TENURE

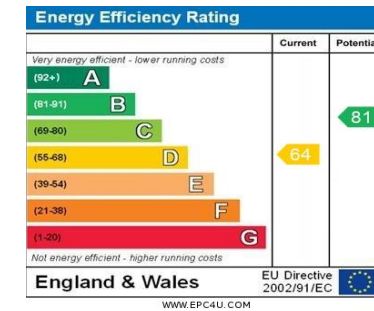
Freehold

COUNCIL TAX BAND

Band E

VIEWINGS

By prior appointment only



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
Dibbens &**
estate and letting agents

OFFICE ADDRESS

226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT

023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk