

GUIDE PRICE

£630,000 - £650,000

17 Alum Way

Fareham, PO16 8RJ

This substantial and stunning four bedroom detached family home is located in the ever popular Down End area of Fareham, close to Cams Hill School. The property is located in a quiet tree-lined cul-de-sac and offers fantastic accommodation for the growing family. Benefits include - four double bedrooms (with en-suite to master), large family bathroom, spacious lounge and dining room, delightful modern kitchen with breakfast bar, and an attractive and well maintained rear garden. The property has been extensively refurbished throughout and really is a beautiful home. A double integral garage and an ample block-paved driveway with EV charging point are added benefits and viewing is highly advised.

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PORCH

ENTRANCE HALL

KITCHEN 14' 6" x 12' 6" (4.42m x 3.81m)

CLOAKROOM

RECEPTION AREA 34' 3" x 11' 5" (10.44m x 3.48m)

LOUNGE 24' 3" x 11' 5" (7.39m x 3.48m)

DINING ROOM 11' 5" x 10' 6" (3.48m x 3.2m)

LANDING

BEDROOM ONE 11' 7" x 12' 6" (3.54m x 3.82m)

EN SUITE

BEDROOM TWO 11' 4" x 12' 11" (3.47m x 3.95m)

BEDROOM THREE 11' 7" x 10' 7" (3.55m x 3.23m)

BEDROOM FOUR 11' 7" x 10' 7" (3.55m x 3.23m)

FAMILY BATHROOM 10' 4" x 7' 10" (3.15m x 2.39m)

INTEGRAL DOUBLE GARAGE 16' 2" x 15' 3" (4.93m x 4.65m)

GARDEN.

FRONT

GROUND FLOOR



1ST FLOOR



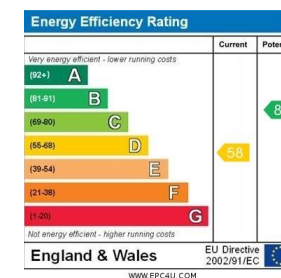
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

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.

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