



£450,000
10a Orchard Road
Havant, PO9 1AU

PROPERTY SUMMARY

Situated in a well regarded road within walking distance to Havant Town Centre, this extended three bedroom family home offers contemporary living and ample off road parking. The heart of this home is the spacious open plan kitchen/dining/living room providing a wonderful space ideal for family life/entertaining, there is also a study/play room, utility room, WC and garage, with the first floor landing leading to the stylish bathroom suite and three double bedrooms with a walk-in-wardrobe to master. Externally a private garden with side and rear pedestrian access and off road parking via the front driveway. Located conveniently close to the Hayling Billy Line offering picturesque walks through Langstone to Hayling Island and foreshore. Ample amenities are within easy reach with schools, shops and eateries nearby. Excellent transport links are offered with Havants mainline train station, bus station and the A27 and A3(M) making this an ideal location for commuters and families alike.





HALLWAY

WC

UTILITY ROOM 8' 1" x 6' 7" (2.46m x 2.01m)

**OPEN PLAN KITCHEN/DINING/LIVING ROOM
29' x 20' 8" (8.84m x 6.3m)**

STUDY/PLAY ROOM 11' 9" x 8' 3" (3.58m x 2.51m)

LANDING

BEDROOM ONE 11' 3" x 9' 7" (3.43m x 2.92m)

WALK-IN-WARDROBE

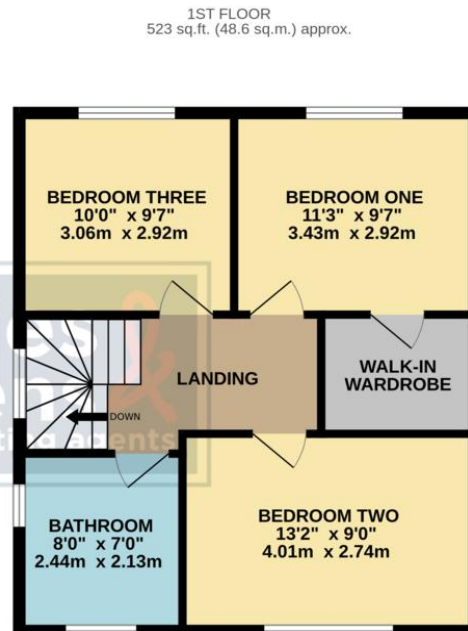
BEDROOM TWO 13' 2" x 9' (4.01m x 2.74m)

BEDROOM THREE 10' x 9' 7" (3.05m x 2.92m)

BATHROOM 8' x 7' (2.44m x 2.13m)

GARAGE 11' 1" x 8' 5" (3.37m x 2.56m)





TOTAL FLOOR AREA: 1433 sq.ft. (133.1 sq.m.) approx.

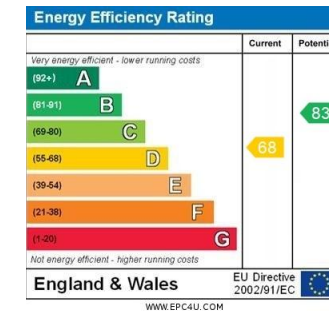
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

TENURE
Freehold

COUNCIL TAX BAND
Band D

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
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