





Offers over £350,000

# 3 Beech Way

Horndean, PO8 9DF

- TWO DOUBLE BEDROOMS
- HAZLETON ESTATE LOCATION
- TANDEM LENGTH GARAGE
- LINK DETACHED BUNGALOW
- SOUTHERLY ASPECT GARDEN
- OFF STREET PARKING

Situated in a sought-after Horndean location, this well-proportioned link-detached bungalow offers comfortable single-storey living with the added benefit of a sunny southerly aspect rear garden. The accommodation comprises two generous bedrooms, a spacious 28ft open-plan sitting/dining room, fitted kitchen and family bathroom, creating a light and welcoming home ideal for downsizers or those seeking easy-to-maintain living. Further benefits include an impressive double-length garage providing excellent storage or workshop potential, together with off-street parking and a private rear garden enjoying a desirable southerly orientation. Positioned close to local amenities, transport links and countryside walks, this is a fantastic opportunity to secure a bungalow in a highly regarded residential setting.



Situated within the popular Hazleton Estate in Horndean, this attractive link-detached bungalow offers spacious and well-balanced accommodation, complemented by a sunny southerly aspect rear garden and an impressive double-length garage. Perfectly suited to those looking to downsize without compromising on space, or buyers seeking the convenience of single-storey living, this well-maintained home provides an excellent opportunity in a highly desirable location.

The property is approached via an entrance hall which provides access to all principal rooms. At the heart of the home is the impressive 28ft open-plan sitting and dining room, a wonderfully bright and versatile space that offers ample room for both comfortable seating and formal dining. Large windows and French doors flood the room with natural light whilst providing direct access to the rear garden, creating an ideal setting for entertaining or simply relaxing throughout the year.

The fitted kitchen is conveniently positioned adjacent to the dining area and offers a range of wall and base units, generous worktop space and practical storage, making it perfectly suited for everyday living.

There are two well-proportioned bedrooms, with the principal bedroom offering excellent space for a full range of bedroom furniture, while the second bedroom provides flexibility as a guest room, home office or hobby room. These are served by a family bathroom fitted with a modern suite.

Externally, the property continues to impress. The rear garden enjoys a highly desirable southerly aspect, creating a private and sunny outdoor space ideal for relaxing, gardening or entertaining family and friends. Whether enjoying a morning coffee or summer barbecue, the garden provides a wonderful extension of the living accommodation.

A particular feature of the property is the substantial double-length garage, offering excellent storage, secure parking or potential workshop space, together with additional off-street parking to the front.

Situated within easy reach of Horndean's local shops, amenities, bus routes and excellent road links, the property also enjoys convenient access to nearby countryside walks and surrounding villages. Combining spacious accommodation, a desirable south-facing garden and a sought-after location, this is a superb opportunity to acquire a bungalow offering comfort, practicality and excellent future potential.

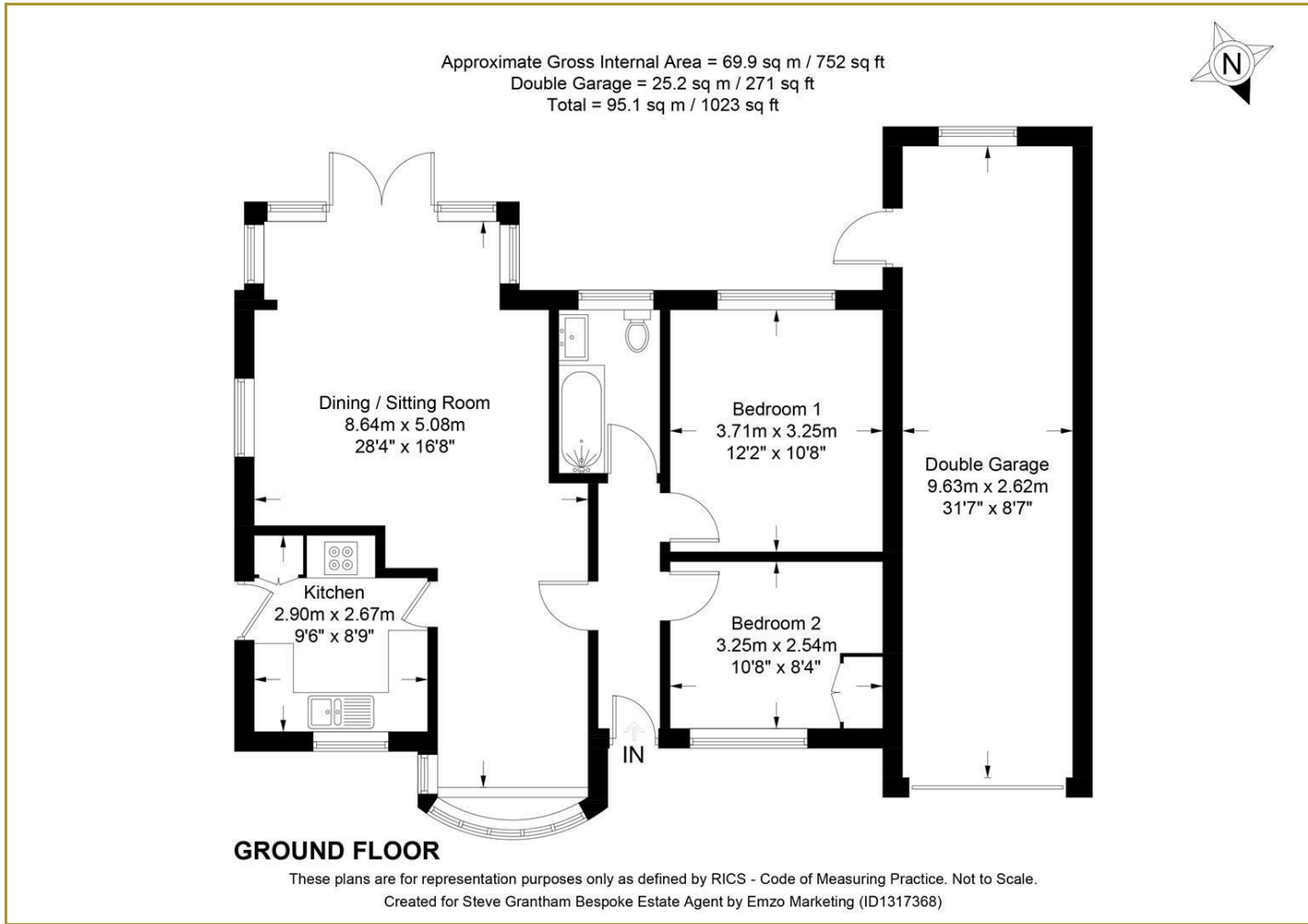
Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 plus VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



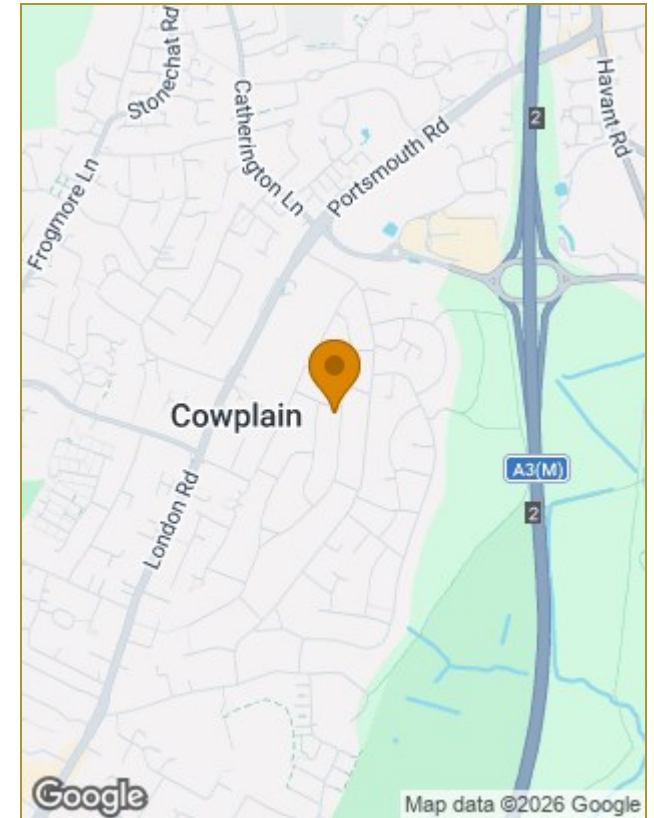




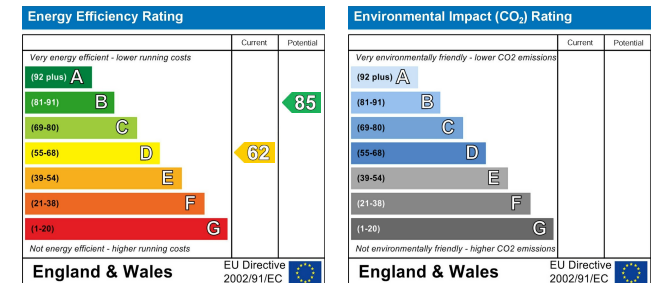
## Floor Plans



## Location Map



## Energy Performance Graph



Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 Plus VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.