

  
**Jeffries & Dibbens**  
**FOR SALE**  
023 9223 1100  
jdea.co.uk

**£475000**

**Heath Close**

Horndean, PO8 9PS

## PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac we are delighted to offer for sale this deceptively spacious 4 bedroom detached chalet style property in Heath Close. The property has been significantly extended and now offers considerable accommodation arranged over 2 levels. There are 2 double bedrooms and a bathroom suite on the first floor, 2 further bedrooms, a 4 piece bathroom suite, large lounge, dining/reception room, conservatory and a wonderful fitted kitchen/breakfast room on the ground floor. Externally there is a private rear garden and a 19ft detached garage with own driveway providing off road parking. Local shops and schools are all close at hand and internal viewings are very strongly advised.





**ENTRANCE HALL** Door to side aspect, floor to ceiling radiator, storage cupboard, Oak flooring, doors to:

**BATHROOM** 9' 02" x 6' 01" (2.79m x 1.85m) Two windows to side aspect, heated towel rail, panelled bath, shower, hand wash basin and WC with vanity surround cupboards, spot lighting, majority tiled surround, tiled flooring.

**KITCHEN/BREAKFAST ROOM** 12' 11" x 11' 02" (3.94m x 3.4m) Windows to front and side aspects, radiator, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated double oven, hob and extractor, integrated fridge, freezer and dishwasher, plumbing for washing machine, spot lighting, tiled flooring, breakfast bar.

**BEDROOM 1** 16' 10" x 9' (5.13m x 2.74m) Bay window to rear aspect, window to side aspect, radiator.

**BEDROOM 4** 11' 09" x 6' 07" (3.58m x 2.01m) Window to rear aspect, radiator.

**RECEPTION ROOM** 12' 06" x 7' 04" (3.81m x 2.24m) Window to side aspect, radiator, wooden flooring, double doors to:

**CONSERVATORY** 10' 03" x 8' 05" (3.12m x 2.57m) Windows to rear, double doors to garden, light and power, tiled flooring.

**FIRST FLOOR** Landing - Access to eaves storage, doors to:

**BEDROOM 2** 11' 07" x 11' 04" (3.53m x 3.45m) Window to rear aspect, radiator, built in wardrobes, door to:

**ENSUITE** Window to side aspect, heated towel rail, shower, WC and hand wash basin with vanity surround and cupboard under, spot lighting, fully tiled.

**BEDROOM 3** 9' 09" x 9' 03" (2.97m x 2.82m) Window to rear aspect, radiator, built in wardrobes.

**OUTSIDE** Front - Well maintained garden area, tap, own driveway leading to:

**GARAGE** 19' 02" x 8' 03" (5.84m x 2.51m) Up and over door, light and power, window to rear, personal door to:

**REAR GARDEN** Mostly laid to lawn with mature borders, patio area, lighting.



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 D

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A	92 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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