



**£370,000**

**London Road**

Cowplain, PO8 8XJ



## PROPERTY SUMMARY

This four bedroom link detached home offers, in our opinion, spacious accommodation and is well presented throughout. This includes a 23' lounge/diner, kitchen and ground floor cloakroom. To the first floor you will find four good size bedrooms and family bathroom, making this property ideal for a growing family. The property also benefits from a landscaped garden with flower, shrub border with a corner shed, off road parking for multiple vehicles and garage. To arrange your viewing contact us today.





**HALLWAY** Stairs to first floor, under stairs cupboard, radiator, doors to:

**WC** Low level WC, wash hand basin, tiled splashback, radiator, extractor fan.

**KITCHEN** 13' 1" x 8' 1" (3.99m x 2.46m) Window to front aspect, range of wall and base units, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, double radiator.

**LOUNGE/DINER** 23' 2" x 13' 5" (7.06m x 4.09 narrowing to 3.20m) Window to rear aspect, double radiator, electric fire, dining area, door to office/garage, patio doors to garden.

**LANDING** Obscured window to side aspect, access to loft, (part boarded with drop-down ladder and light and power), airing cupboard, doors to:

**BEDROOM 1** 13' 6" x 12' 10 Max" (4.11m x 3.91m) Window to rear aspect, double radiator, built in wardrobes.

**BEDROOM 2** 13' 6" x 10' 0" (4.11m x 3.05m) Window to rear aspect, double radiator.

**BEDROOM 3** 12' 8" x 7' 8" (3.86m x 2.34m) Window to front aspect, double radiator, built in double wardrobe.

**BEDROOM 4** 9' 0" x 6' 8" (2.74m x 2.03m) Window to front aspect, radiator.

**BATHROOM** Obscured window to front aspect, W.C. wash hand basin, panel bath with shower attachment, separate shower cubicle and heated towel.

## **OUTSIDE**

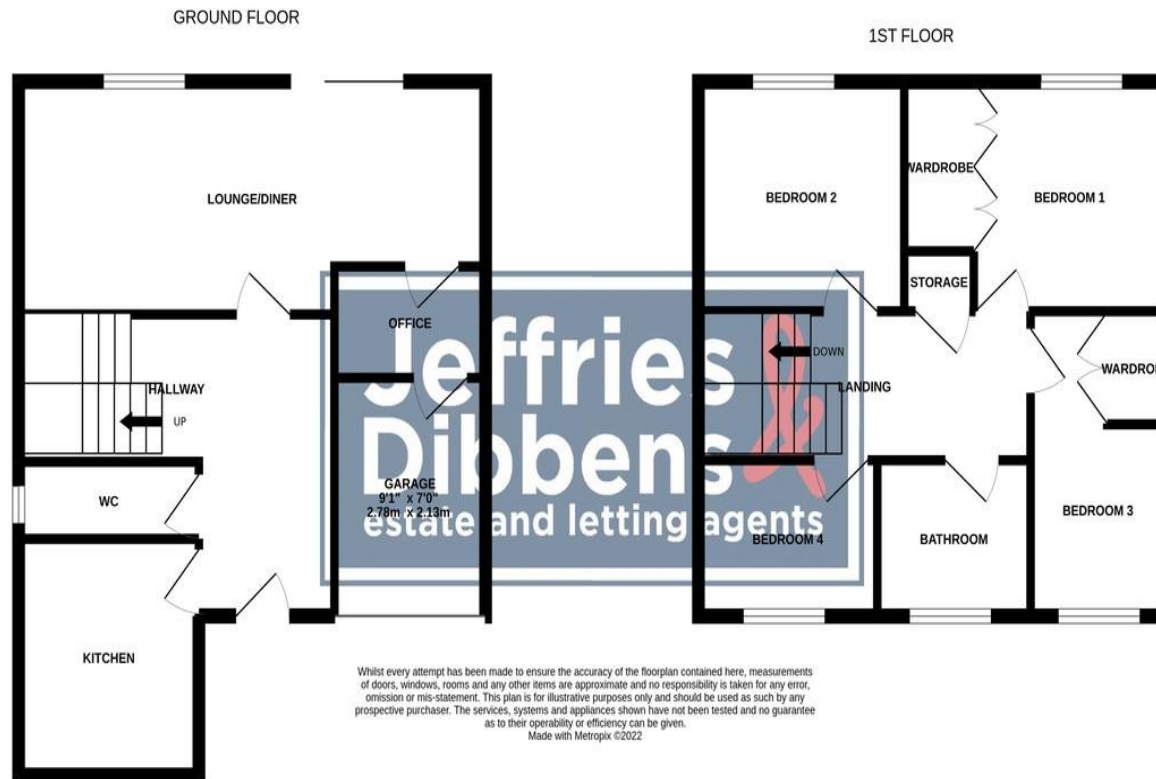
**FRONT GARDEN** Driveway with off road parking for multiple vehicles.

**GARAGE** Up and over door, light and power.

**REAR GARDEN** Westerly facing paved patio with shingle area, shed, enclosed by fencing and hedging, side pedestrian access.





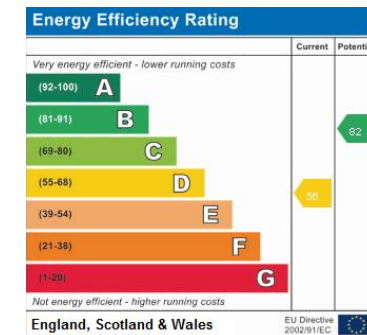


**LOCAL AUTHORITY**  
Havant Borough Council

**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

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