Jeffries & Dibbens
estate and letting agents

£400,000

Latchmore Forest Grove

Cowplain, PO8 8XG

PROPERTY SUMMARY

Located in a highly sought after area of Cowplain and boasting flexible accommodation, we are delighted to offer for sale this imposing 3/4 bedroom detached home in Latchmore Forest Grove. This wonderful family property has a host of benefits and internal viewings are strongly advised. The property has significant ground floor accommodation with a 19 x 18 lounge, 20fy kitchen/diner and a large conservatory. On the first floor there are 3 principal bedrooms, a 4th bedroom/study, family bathroom and en-suite to the master bedroom. Externally the property offers a wrap around south facing garden and a garage with own driveway providing off road parking. To arrange your viewing contact us acting as sole agents.

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ENTRANCE HALL Radiator, window to rear aspect, stairs to first floor, doors to:

LOUNGE 19' 06" x 18' 05" (5.94m x 5.61m) Twin windows to front aspect, window and folding doors to rear garden, 3 radiators.

CONSERVATORY 20' 05" x 17' 11 L Sghaped" (6.22m x 5.46m) Windows to rear and both sides, double doors to side, light and power.

WC Window to front aspect, radiator, WC, hand wash basin.

KITCHEN/DINER 20' 0" x 9' 09" (6.1m x 2.97m) Windows to front and rear aspects, radiator, range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit with mixer tap, space for 'Range' style cooker, space for fridge freezer, plumbing for washing machine and dishwasher, space for tumble dryer, wall mounted boiler, spot lighting.

FIRST FLOOR Landing - Access to loft, doors to:

BEDROOM 1 15' 05" x 11' 05" (4.7m x 3.48m) Window to front aspect, velux window to rear, radiator, built in wardrobes, door to:

ENSUITE Window to rear aspect, extractor, shower cubicle, hand wash basin, WC.

BEDROOM 2 9' 08" x 9' 02" (2.95m x 2.79m) Window to front aspect, radiator.

BEDROOM 3 7' 09" x 6' 10" (2.36m x 2.08m) Window to front aspect, radiator, access to eaves storage.

BEDROOM 4/OFFICE Window to front, radiator.

BATHROOM Velux window to rear, heated towel rail, panelled bath with shower, hand wash basin, WC.

OUTSIDE Front - Lawned areas to both sides, gated side access, driveway leading to:

GARAGE Double doors, light and power.

REAR GARDEN Mostly lawned and south facing, raised patio area.

AGENTS NOTE We understand that the property underwent remedial works to one part of the foundations approx. 20 years ago and a completion certificate and further information are available upon request.

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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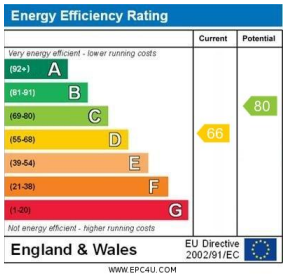
LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

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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