



£485,000
Catherington Lane
Hordean, PO8 9PB

PROPERTY SUMMARY

No Forward Chain. Located in a very desirable part of Horndean, we are delighted to offer for sale this beautifully presented 3 bedroom detached bungalow on Catherington Lane. This significantly extended and improved property has a large number of benefits and internal viewings are very strongly advised. The property boasts 3 double bedrooms, stunning family bathroom with additional separate WC, utility room and a wonderful open plan lounge/kitchen and dining room providing enviable living accommodation. Externally there is a good sized front garden with drive way leading to the garage and providing considerable off road parking plus an impressive well maintained rear garden. We believe this property has potential to be extended and improved even further and internal viewings are essential. Contact Jeffries & Dibbens as sole agents today!





ENTRANCE PORCH Door to front, built in storage, door to:

ENTRANCE HALL Radiator, access to loft, Hive thermometer, doors to:

BEDROOM 3 11' 4" x 10' (3.45m x 3.05m) Bay window to front aspect, radiator.

BEDROOM 1 15' 3" x 12' (4.65m x 3.66m) Windows to front and side aspects, floor to ceiling radiator, air conditioning unit.

BEDROOM 2 13' x 9' 11" (3.96m x 3.02m) Window to side aspect, radiator.

BATHROOM Window to side aspect, heated towel rail, double shower cubicle, free standing bath, hand wash basin and WC with extensive vanity surround with cupboards under, built in storage and cupboards, part tiled surround, spot lighting, extractor, electric wall mirror with lighting.

UTILITY ROOM Heated towel rail, range of fitted cupboards, units and work surfaces, plumbing for washing machine, door to:

WC Window to side aspect, WC, hand wash basin with cupboards under, spot lighting.

LOUNGE/KITCHEN/DINER 27' 6" x 22' 11" (8.38m x 6.99m) Windows and sliding doors to rear garden, 3 floor to ceiling radiators, lantern style roof, extensive range of fitted cupboards, units and work surfaces with 1 1/2 bowl sink unit and mixer tap, built in oven, Neff induction hob and extractor, integrated double oven and microwave, centre island breakfast bar, space for American style fridge freezer, integrated dishwasher, wine fridge, spot lighting.

OUTSIDE Front - Good size lawned front garden with mature borders, own driveway (narrow access) leading to:

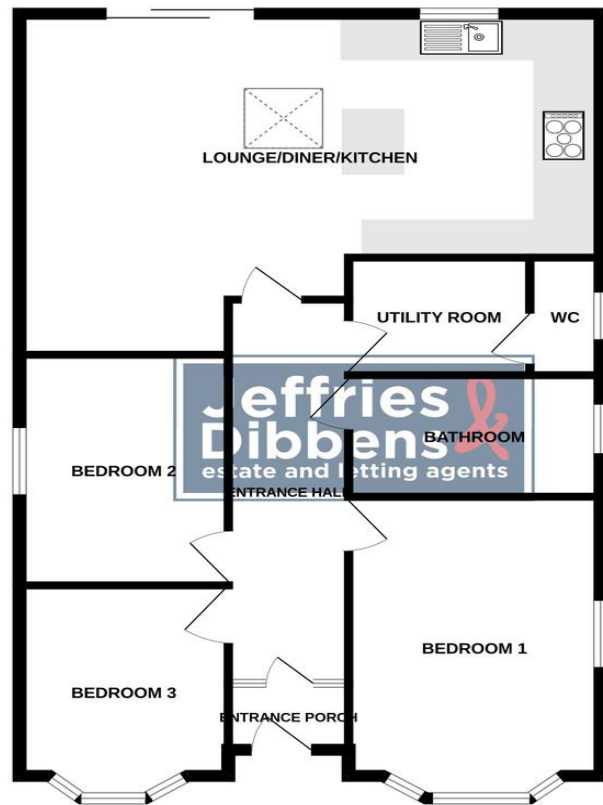
GARAGE 16' 1" x 7' 8" (4.9m x 2.34m) Up and over door, light and power, window to side, door to:

REAR GARDEN Landscaped rear garden with extensive Indian Sandstone patio area, various lawned and shingle areas, raised flower & vegetable beds, pond, outside lighting, outside tap, power points, gated side access, access to:

SUMMER HOUSE 12' 3" x 9' (3.73m x 2.74m) Double doors and windows, power.



GROUND 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

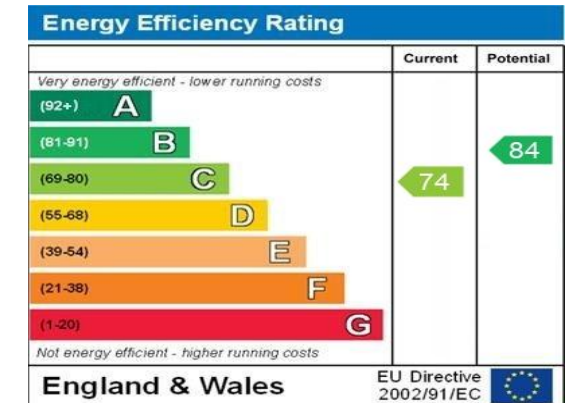
Freehold

COUNCIL TAX BAND

Band D

VIEWINGS

By prior appointment only



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



OFFICE ADDRESS

226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT

023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk