



£325,000
36 Wisteria Gardens
Denvilles, PO9 2FJ

PROPERTY SUMMARY

This three-bedroom home, offered for sale with no forward chain, is tucked away in a popular Denvilles location with no passing traffic, making it ideal for a young family. The property features three bedrooms, including a master with ensuite, a family bathroom, a lounge/dining room, a modern refitted kitchen breakfast room and a handy ground floor cloakroom. Outside, there is a rear garden and a garage at the front. Recently redecorated in neutral tones, this turn-key home is ready to move into and an internal viewing comes highly recommended.

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HALL

WC

KITCHEN 12' x 7' 10" (3.66m x 2.39m)

LOUNGE/DINER 16' 9" x 14' 8" (5.11m x 4.47m)

LANDING

BEDROOM ONE 11' 3" x 9' 7" (3.43m x 2.92m)

ENSUITE

BEDROOM TWO 12' 2" x 8' 2" (3.71m x 2.49m)

BEDROOM THREE 9' x 6' 3" (2.74m x 1.91m)

BATHROOM 8' 2" x 4' 11" (2.49m x 1.5m)

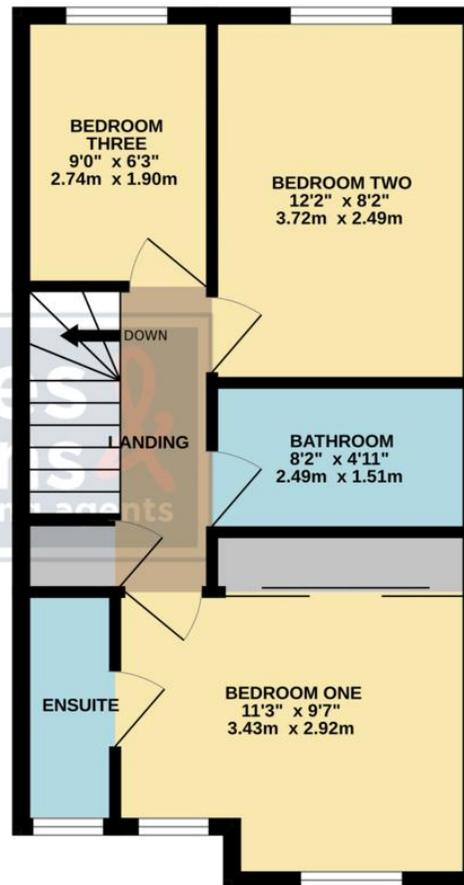
GARAGE 19' 4" x 9' 6" (5.89m x 2.9m)



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.

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 C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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