

£440,000

Winkfield Row

Horndean, PO8 9TL

PROPERTY SUMMARY

Located in a very popular area of Horndean and offering no forward chain we are delighted to present for sale this extended 3/4 bedroom detached bungalow in Winkfield Row. This property has a large number of benefits and internal viewings are very strongly advised. The property boasts 3 ground floor bedrooms, a loft room (currently used as a 4th bedroom) with en-suite facilities, fitted kitchen, ground floor shower room, extended lounge/diner and a conservatory. Externally there is a good sized rear garden and a double garage measuring 24'2 by 17'5 with its own driveway providing considerable off road parking. Early interest in this impressive is assured and viewings can be arranged by calling us as sole agents.

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PORCH Window to side aspect, door and window to:

HALLWAY Radiator, under stairs storage cupboard.

BEDROOM 1 13' 3" x 9' 5" (4.04m x 2.87m) Window to front aspect, radiator, built in wardrobes.

BEDROOM 2 10' 10" x 9' 9" (3.3m x 2.97m) Window to front aspect, radiator, built in wardrobes.

BEDROOM 3 10' 2" x 6' 10" (3.1m x 2.08m) Window to side aspect, radiator.

BATHROOM Two windows to side aspect, heated towel rail, shower cubicle, wash hand basin, WC.

KITCHEN 10' 9" x 10' 4" (3.28m x 3.15m) Dual aspect windows to side and rear, radiator, a range of wall and base units incorporating sink unit, built in oven with hob and extractor fan over, spaces and plumbing for washing machine and dishwasher, space for fridge/freezer, cupboard housing boiler, door to rear aspect.

LOUNGE/DINER 25' 9" x 13' 0" (7.85m x 3.96m) Dual aspect windows to either side of the property, feature fireplace, radiator, sliding doors to:

CONSERVATORY 13' 6" x 9' 4" (4.11m x 2.84m) Windows to all aspect, door leading to rear garden.

LOFT ROOM 19' 4" x 10' 8" (5.89m x 3.25m) Dual aspect windows to either side, radiator, eave storage, door to:

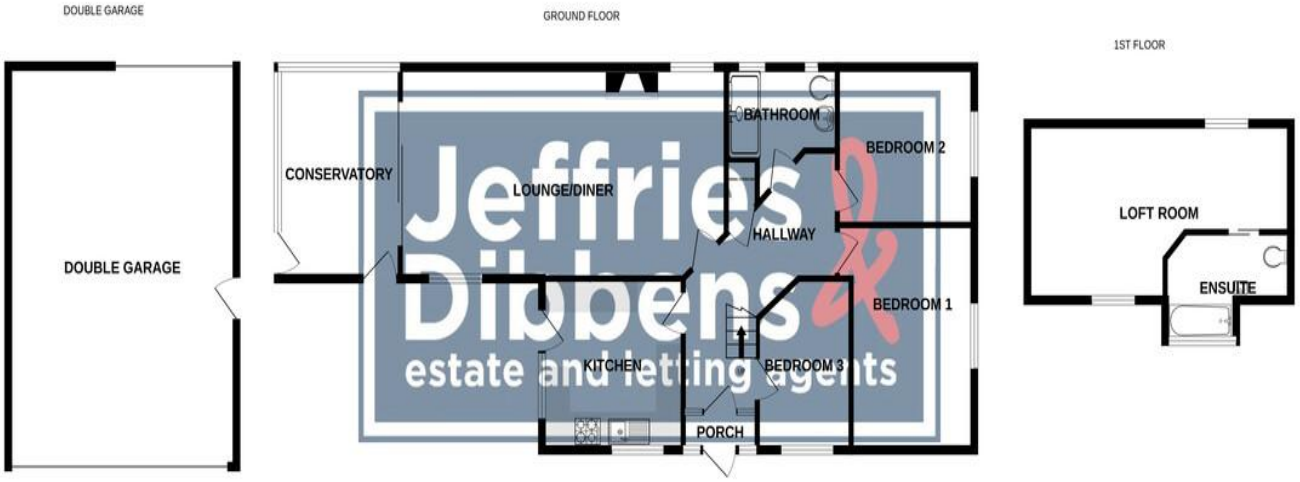
ENSUITE Window to side aspect, panelled bath, wash hand basin, WC.

OUTSIDE

REAR GARDEN Gated side access to front, area laid to lawn, patio area, private door to:

DOUBLE GARAGE 24' 2" x 17' 5" (7.37m x 5.31m) Up and over electric garage door, power and light, dual aspect windows to rear and side aspect, up and over garage door to rear, additional overhead storage.

FRONT GARDEN Block paved driveway providing off road parking, outside light.



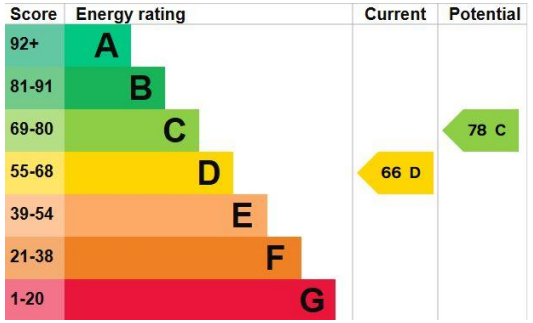
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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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