

£475,000

Sandyfield Crescent

Cowplain, PO8 8SG

PROPERTY SUMMARY

We are delighted to offer for sale this extended and spacious 5 bedroom detached chalet property Sandyfield Crescent. This substantial family home has a large number of benefits and internal viewings are very strongly advised. The property boasts 5 bedrooms arranged over 2 floors, 2 bathroom suites, a large lounge/diner and fitted kitchen/breakfast room. Externally there is a rear garden which provides access to a double garage as well as off road parking. The property is well presented throughout and early viewing is essential. To arrange yours contact Jeffries & Dibbens today!

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ENTRANCE HALL Two sets of storage cupboards, door to:

FAMILY ROOM/ BEDROOM 5 16' 0" x 9' 10" (4.88m x 3m) Window to front aspect, radiator.

BEDROOM 4 10' 8" x 8' 0" (3.25m x 2.44m) Window to front aspect, radiator.

BATHROOM Window to side aspect, heated towel rail, shower cubicle, wash hand basin, W.C.

LOUNGE/DINER 20' 8" x 15' 10" (6.3m x 4.83m) Three radiators, bi-folding doors to rear aspect, French doors to side aspect, opening to:

KITCHEN/BREAKFAST ROOM 19' 11" x 10' 9" (6.07m x 3.28m) Windows to rear and side aspect, a range of wall and base units incorporating sink unit, built in oven, integral hob with fan over, spaces and plumbing for washing machine and dishwasher, space for fridge/freezer, breakfast bar, door to side aspect.

LANDING Window to side aspect, access to loft, access to all first floor rooms.

BEDROOM 1 13' 6" x 8' 11" (4.11m x 2.72m) Window to side aspect, radiator.

BEDROOM 2 11' 7" x 9' 9" (3.53m x 2.97m) Two windows to side aspect, radiator.

BEDROOM 3 9' 9" x 8' 4" (2.97m x 2.54m) Window to rear aspect, radiator, opening to a small recess which is 8' 4" x 6' 0" (2.54m x 1.83m) with window to side aspect.

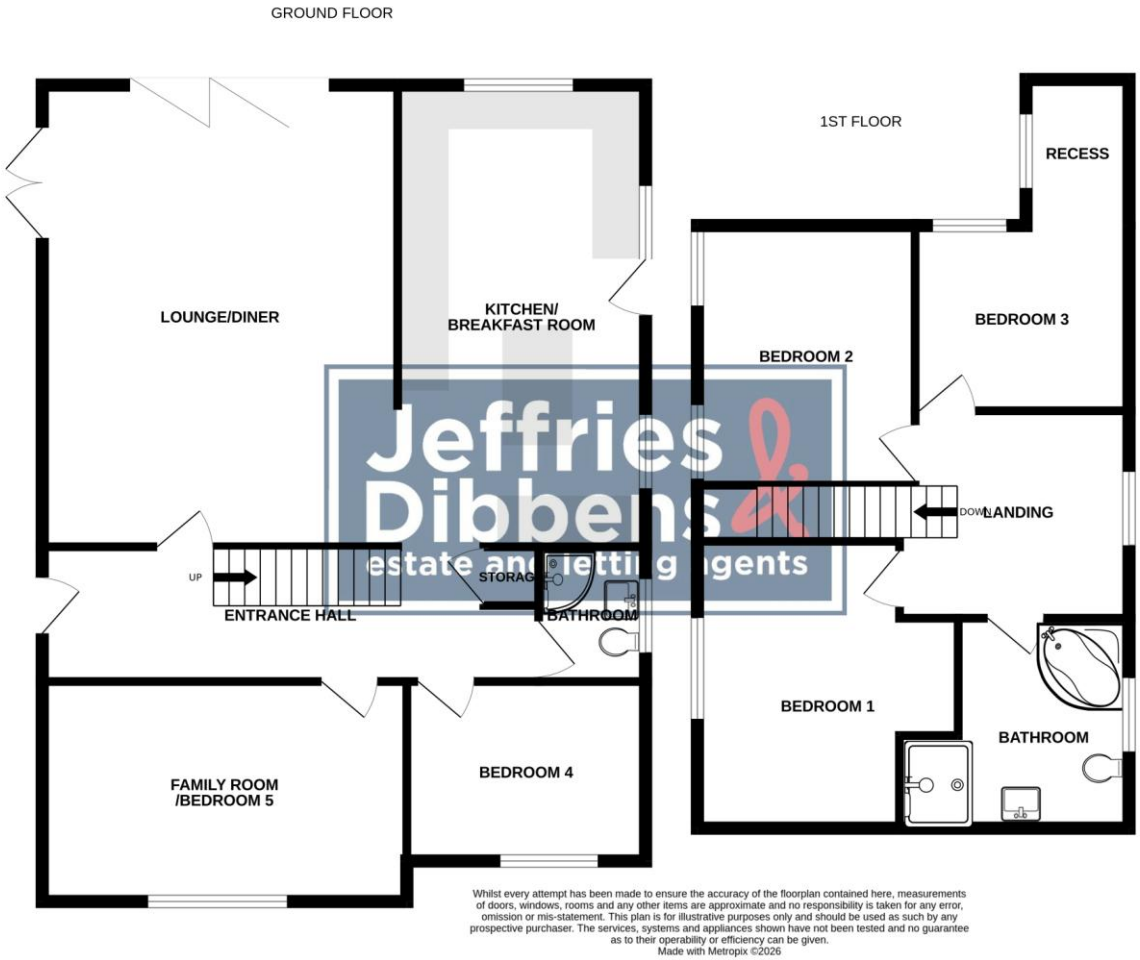
BATHROOM Window to side aspect, heated towel rail, panelled bath, shower cubicle, wash hand basin, WC.

OUTSIDE

FRONT GARDEN Area laid to lawn, gated side access either side of the property.

REAR GARDEN Area laid to lawn, patio area, decking, gated access to rear, power, light, private door to:

DOUBLE GARAGE 0m x 0m) Dividing wall with walkway in-between, power and light.
Right side 15' 6" x 8' 3" (4.72m x 2.51m) up and over garage door.
Left side 18' 8" x 11' 8" (5.69m x 3.56m) electric garage door



LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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.

Jeffries Dibbens estate and letting agents

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