

PRICE: £320,000



## Winkfield Row, Horndean

NO FORWARD CHAIN is offered with this THREE BEDROOM DETACHED BUNGALOW in a popular NON ESTATE location in Horndean. Benefiting ample off road parking, carport and garage, good sized rear garden. Some modernisation required throughout.

### Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

#### Entrance Porch

Double glazed lead light effect door and double glazed lead light effect side panels, internal double glazed door leading to Entrance Hall.

#### Entrance Hall

Fitted cupboard housing utility meters, radiator, airing cupboard with hot water tank and shelving. Loft access.

#### Kitchen

W: 10' x L: 10' 11" (W: 3.06m x L: 3.32m)

Range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit, four ring gas hob with electric oven below and extractor canopy over, space for under counter fridge and freezer, space and plumbing for washing machine, radiator, double glazed windows to side and rear aspects, double glazed door to Garden, tiled splashback, wall mounted Vaillant boiler for central heating.

#### Lounge

W: 13' 1" x L: 14' 11" (W: 3.98m x L: 4.54m)

Feature fireplace with tiled surround and gas living flame effect fire, picture rail, radiator, double glazed window and door to rear aspect over looking the garden.

#### Bedroom One

W: 13' 5" x L: 9' 5" (W: 4.1m x L: 2.86m)

Including depth of fitted wardrobe cupboard.

Floor to ceiling fitted wardrobe cupboards, double glazed window to front aspect, radiator.

#### Bedroom Two

W: 9' 8" x L: 10' (W: 2.94m x L: 3.05m)

Double glazed window to front aspect, radiator.

#### Bedroom Three

W: 7' 1" x L: 10' (W: 2.15m x L: 3.05m)

Double glazed window to side aspect, radiator.

#### Bathroom

W: 5' 4" x L: 7' 2" (W: 1.62m x L: 2.18m)

Suite comprising panelled bath with wall mounted shower over, bi folding shower screen, pedestal hand wash basin, double glazed obscured window to side aspect, radiator, tiling to principle areas.

#### Cloakroom

Low level wc, double glazed obscured window to side aspect, tiling to principle areas.

#### OUTSIDE

Front: Extensive driveway providing ample off road parking down the side to the Garage. The remainder of the frontage complemented with mature tended shrubs.

Rear: Extensive patio / seating area adjacent to the rear of the property leading to the lawn. Mature planting and hedgerow complement the borders, greenhouse to remain. Panelled fencing serve the boundaries.

#### Garage

W: 8' 3" x L: 17' 9" (W: 2.51m x L: 5.4m)

Measurement do not include the small workshop attached to the side.

Roller shutter door to the front, personal door to the side, windows to side and rear.

