

PRICE: £375,000



Floor plan will be available shortly and displayed here.



## Five Heads Road, Horndean, PO8 9NU

NO FORWARD CHAIN is offered with this extended THREE DOUBLE BEDROOM DETACHED CHALET STYLE HOUSE in Horndean. Benefiting non estate location, close proximity to local schools and local amenities, double garage at the rear. In general need of modernisation 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  
Wooden front door, storage cupboard, glazed door and side panel leading to the Entrance Hall.

Entrance Hall  
Radiator, textured ceiling.

Kitchen W: 13' 6" x L: 13' 3" (W: 4.12m x L: 4.04m)  
Matching range of wall and base units complemented with work surfaces over incorporating stainless steel double drainer sink unit, space and plumbing for washing machine and dishwasher, space for cooker, space for fridge / freezer, storage cupboard, tiled to principle areas, double glazed window and door to rear aspect, door to Utility Room.

Utility Room W: 10' 9" x L: 10' (W: 3.29m x L: 3.06m)  
Matching range of wall and base units complemented with work surfaces over, wall mounted electric heater, wall mounted boiler for central heating and domestic hot water, double glazed window to side aspect.

Lounge / Dining Room W: 23' 8" x L: 18' (W: 7.21m x L: 5.49m)  
'L'shaped Maximum Measurements.  
Feature fireplace with brick surround and hearth, two wall mounted electric heaters, double glazed Georgian style Bow windows to front aspect, spacious dining area with stairs to first floor.

Bedroom Three W: 8' 8" x L: 4' (W: 2.63m x L: 1.22m)  
Double glazed window to rear aspect, textured ceiling.

Bathroom W: 6' 8" x L: 10' (W: 2.02m x L: 3.06m)  
Panelled bath with wall mounted shower, shower screen, close coupled low level wc, pedestal wash hand basin, airing cupboard with hot water tank and shelving, double glazed obscured window to side aspect, wall mounted light and shaver point, heated towel rail, wall mounted electric heater, tiled to principle areas

Cloakroom  
Wash hand basin, close coupled low level wc, light and shaver point, extractor fan, tiled to principle areas.

#### FIRST FLOOR

Landing.

Bedroom One W: 15' 5" x L: 10' 11" (W: 4.69m x L: 3.33m)  
Double glazed window to front aspect, wall mounted electric heater, eaves storage cupboard, fitted wardrobe cupboard, wash hand basin, shaver point, walk in shower cubicle with wall mounted shower and tiled to principle areas.

Bedroom Two W: 11' x L: 10' 11" (W: 3.34m x L: 3.34m)  
Double glazed window to rear aspect, two eaves storage cupboards, wall mounted electric heater.

Cloakroom  
Close coupled low level wc, pedestal wash hand basin, tiled to principle areas, velux style window to side aspect.

#### OUTSIDE

Front: Mature hedgerow to the front and side boundaries, patio area with shrubbery, extensive driveway down the side of the property with gated access leading to the rear and double garage with workshop.

Rear: Raised patio / seating area with planting, panelled fencing and mature hedgerow to the boundaries, the remainder of the rear mainly laid with tarmac providing vehicular access to the detached garage and workshop.

Garage W: 16' 2" x L: 17' 11" (W: 4.92m x L: 5.46m)  
Double garage with two up and over doors, power and lighting and internal door leading to the workshop.

Workshop W: 9' 3" x L: 17' 8" (W: 2.82m x L: 5.38m)  
Attached to the Double Garage, personal door to the frontage, window to rear aspect, power and lighting, internal door leading to the Double Garage.

