



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.
Made with Metropex 5/2025

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.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

PRICE:£440,000



Linden Way, Horndean, PO8 9DY

SPACIOUS FOUR BEDROOM DETACHED FAMILY HOUSE in Horndean with garage and off road parking for several vehicles, located at the end of the cul de sac. Accommodation boasting spacious lounge, separate dining room, ground floor cloakroom, SOUTH FACING REAR GARDEN, easy access to schools and the A3 (M).

Covered Entrance
Double glazed front door leading to the entrance hall.

Entrance Hall
Stairs to the first floor, radiator, laminate wood effect flooring.

Cloakroom
Low level wc, corner wash hand basin, radiator double glazed obscured window to side aspect, tiled to principle areas.

Lounge
W: 14' 5" x L: 22' 3" (W: 4.4m x L: 6.79m)
Feature fireplace with wood mantle over, brick base and hearth with electric living flame effect fire, two radiators, double glazed window to front aspect, double glazing sliding patio doors to rear aspect / garden, coved and textured ceiling, door to kitchen.

Kitchen
W: 11' 5" x L: 11' 4" (W: 3.47m x L: 3.47m)
Matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl stainless steel sink unit with mixer tap and drainer, space for cooker, space and plumbing for washing machine, space for fridge / freezer, as well as space for undercounter fridge or freezer, walk in larder style cupboard, radiator, tiled to principle areas, double glazed windows to rear and side aspects, double glazed door to side aspect, double doors to dining room.

Dining Room
W: 7' 11" x L: 16' 7" (W: 2.42m x L: 5.05m)
Double glazed window to front aspect, radiator double doors to kitchen and door to entrance hall, coved and textured ceiling.

FIRST FLOOR
Textured ceiling, airing cupboard with wall mounted boiler, shelving and hot water tank.

Bedroom One
W: 14' 6" x L: 9' 7" (W: 4.43m x L: 2.93m)
(Maximum measurements including depth of fitted wardrobe cupboards). Double glazed window to front aspect, fitted wardrobe cupboards, radiator, textured ceiling.

Bedroom Two
W: 10' 10" x L: 9' 1" (W: 3.29m x L: 2.78m)
Double glazed window to rear aspect, radiator, textured ceiling.

Bedroom Three
W: 8' 7" x L: 12' 4" (W: 2.63m x L: 3.77m)
Double glazed window to rear aspect, radiator, textured ceiling.

Bedroom Four
W: 8' x L: 9' 7" (W: 2.44m x L: 2.93m)
Double glazed window to front aspect, radiator, textured ceiling, fitted overstairs storage cupboard.

Bathroom
W: 6' 2" x L: 9' (W: 1.87m x L: 2.75m)
Suite comprising panelled bath with mixer tap and hand held shower attachment over, close coupled low level wc, pedestal wash hand basin, radiator, double glazed obscured window to rear aspect, tiled to principle areas, textured ceiling with loft access.

OUTSIDE
The frontage boasts extensive driveway creating ample off road parking for several vehicles leading to the garage. The rear garden boasts a southerly aspect with patio / seating area and decked seating area with the remainder mainly laid with lawn. Panelled fencing complement the side and rear boundaries with door leading into the timber lean to.

Garage
W: 11' 6" x L: 17' (W: 3.49m x L: 5.18m)
Up and over door to the front and up and over door at the rear leading into the timber lean to. Personal door to the front, power and lighting.

Lean To
W: 11' 9" x L: 18' 11" (W: 3.59m x L: 5.77m)
Timber framed lean to adjoins the rear of the garage complemented with power points, tiled flooring and access to the kitchen and door to the garden.

