

PRICE:£675,000



London Road, Horndean, PO8 0HH

SUBSTANTIAL DETACHED FOUR DOUBLE BEDROOMS house in Horndean. Accommodation boasting spacious lounge, separate dining room, modern kitchen and utility room, two bathrooms, extensive off road parking for multiple vehicles LARGE DETACHED GARAGE with extensive overhead storage, LARGE REAR GARDEN.

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>

Entrance Porch
Steps leading to the double glazed front door, double glazed windows to front and side aspects, radiator, laminate wood effect flooring, storage cupboard with double glazed window to rear aspect and lighting.

Lounge
W: 11' 9" x L: 18' 10" (W: 3.59m x L: 5.75m)
Feature fireplace with polished stone surround and hearth, gas living flame effect fire, double glazed windows to front and side aspects, coved and smoothed ceiling, two radiators.

Kitchen
W: 11' 10" x L: 11' 11" (W: 3.6m x L: 3.63m)
Modern matching range of wall and base units complemented with 'butcher block' style work surfaces over incorporating 1½ bowl sink unit with mixer tap and drainer, space for 'Range' style cooker (to remain) with extractor canopy over, space and plumbing for 'American' style fridge / freezer, cupboard housing domestic and recycling waste bins, wall mounted Worcester boiler for central heating and domestic hot water, tiled to principle areas, luxury vinyl flooring, smoothed ceiling, double glazed window to side aspect.

Inner Hall
Double glazed window to side aspect, smoothed ceiling, radiator, airing cupboard with shelving and hot water tank.

Dining Room
W: 11' 9" x L: 9' 10" (W: 3.59m x L: 3m)
Double glazed double doors to rear aspect /garden, radiator, laminate wood effect flooring, coved and textured ceiling.

Utility Room
W: 6' 3" x L: 5' 6" (W: 1.91m x L: 1.68m)
Modern matching range of base units complemented with work surface over, space and plumbing for washing machine, tiled to principle areas, double glazed window to rear aspect, double glazed door to side aspect.

Ground Floor Bathroom
W: 5' 11" x L: 8' 7" (W: 1.8m x L: 2.61m)
Modern four piece suite comprising shower cubicle, close coupled low level wc, pedestal wash hand basin, panelled bath with mixer tap, wall mounted extractor fan, chromium ladder style radiator, tiled to principle areas, double glazed obscured window to rear aspect, smoothed ceiling.

Inner Hall
Stairs to the first floor, double glazed window to side aspect, radiator, coved and textured ceiling, door to bedroom two.

Ground Floor Bedroom Two
W: 11' 11" x L: 13' 11" (W: 3.64m x L: 4.24m)
Double glazed bow window to front aspect, two radiators, coved and textured ceiling.

En Suite Cloakroom
Close coupled low level wc, wash hand basin, radiator, wall mounted extractor fan, tiled to principle areas, coved and textured ceiling.

FIRST FLOOR
Landing. Textured ceiling providing access to loft area.

Bedroom One
W: 16' 8" x L: 13' 11" (W: 5.08m x L: 4.25m)
Double glazed window to front aspect, radiator, access to eaves storage, textured ceiling.

En Suite Cloakroom
Close coupled low level wc, wash hand basin, radiator, extractor fan, tiled to principle areas.

Bedroom Three
W: 16' 8" x L: 9' 9" (W: 5.08m x L: 2.96m)
Double glazed window to rear aspect, radiator, access to eaves storage, textured ceiling.

Bedroom Four
W: 8' 8" x L: 10' 9" (W: 2.64m x L: 3.28m)
Double glazed window to side aspect, radiator, textured ceiling.

Bathroom
W: 6' 7" x L: 7' 3" (W: 2.02m x L: 2.2m)
Modern suite comprising panelled bath with mixer tap and hand held shower attachment over, pedestal wash hand basin, close coupled low level wc, tiled to principle areas, radiator, double glazed obscured window to side aspect, smoothed ceiling with extractor fan.

OUTSIDE
The frontage boasts extensive driveway stretching across front and down the side for multiple vehicles leading to the detached double garage. The remainder of the frontage is lawned. The large rear garden in excess of 100ft boasts a 'westerly' aspect, mainly laid with lawn, panelled fencing complement the side and rear boundaries, secured gated side access leads to bin store area, detached timber summer house with adjoining patio / seating area, partitioned trellis fencing leads to the extensive vegetable patch with metal garden shed and greenhouse to remain, external power points and outside tap.

Large Detached Garage
W: 13' 9" x L: 24' 4" (W: 4.19m x L: 7.42m)
(Maximum measurements). Double doors to the front, glazed windows to side and rear aspects, door to side aspect, lighting, power, car inspection pit, external steps leading to the first floor overhead storage area with power and lighting.

