



TOTAL FLOOR AREA: 1186 sq ft (110.2 sqm) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, dimensions, measurements, etc., shown, errors, omissions and any other items not represented will be the responsibility of the seller for any errors, omissions or inaccuracies. The plan is for guidance only and should not be used as a basis for any prospective purchase. The layout, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.
 Made with Floorplan 12.0.05

Offers Over £400,000

A.J.EYRE
& SONS



Larchfield Way, Horndean, PO8 9HE

GUIDE PRICE £400,000 - £425,000. NO FORWARD CHAIN is offered with this EXTENDED FORMERLY THREE NOW TWO BEDROOM DETACHED BUNGALOW occupying a generous CORNER PLOT. Accommodation boasts extended separate dining area, bedroom three now DRESSING ROOM / OFFICE, spacious lounge TWO DRIVEWAYS AND GARAGE

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

Double glazed lead light effect window to side aspect, radiator, smoothed ceiling, internal door to lounge.

Lounge

W: 23' 9" x L: 16' 10" (W: 7.25m x L: 5.12m)

(Overall maximum measurements 'L' shaped).

Feature fireplace with wood mantle surround, marble effect back and hearth with gas living flame effect fire, double glazed lead light effect window to front aspect, double glazed window to side aspect, two radiators, coved and textured ceiling.

Kitchen / Dining Room

(Maximum measurements).

Kitchen Area. Matching range of wall and base units complemented with work surfaces over with additional low level breakfast bar, incorporating 1½ bowl stainless steel sink unit with mixer tap and drainer, four ring gas hob with extractor canopy over, eye level double oven, integrated washing machine and dishwasher, space for freestanding fridge / freezer, tiled splashback, laminate tiled effect flooring, double glazed window to side aspect.

Dining Area, double glazed sliding patio doors to side aspect / garden, double glazed window to rear aspect, feature fireplace with brick surround, mantle and hearth with display shelving to either sides with floor mounted gas fire, radiator, coved and textured ceiling.

Inner Hall

Coved and textured ceiling, radiator, double door airing cupboard with shelving and housing hot water tank.

Bedroom One

W: 11' 8" x L: 10' 11" (W: 3.54m x L: 3.33m)

Double glazed window to rear aspect, radiator, coved and textured ceiling.

Bedroom Two

W: 8' 5" x L: 10' 11" (W: 2.57m x L: 3.32m)

(Maximum measurements not including depth of fitted wardrobe cupboards).

Double glazed window to rear aspect, radiator, fitted wardrobe cupboard, coved and textured ceiling.

Dressing Room Formerly Bedroom Three

W: 7' 11" x L: 8' 9" (W: 2.41m x L: 2.67m)

Velux style window, radiator, coved and textured ceiling with pin spot downlighting.

Bathroom

W: 5' 6" x L: 6' 9" (W: 1.67m x L: 2.07m)

Suite comprising panelled bath with wall mounted shower over, wash hand basin set in vanity unit, close coupled low level wc, radiator, tiled to principle areas, double glazed obscured window to side aspect, coved and smoothed ceiling with pin spot downlighting.

OUTSIDE

The property occupys a generous corner plot with gardens to the front, side and rear. The frontage also boasts driveway providing off road parking leading to the garage with the remainder mainly laid with lawn. The side and rear garden boasts patio / seating area, additional hard-standing for greenhouse and garden timber shed with the remainder laid with lawn with mature planting complementing the borders. Panelled fencing complements the side and rear boundaries, while double gates to the side offer access to an additional driveway for off road parking.

Garage

Up and over door to the front, wall mounted utility meters, wall mounted boiler for central heating.

