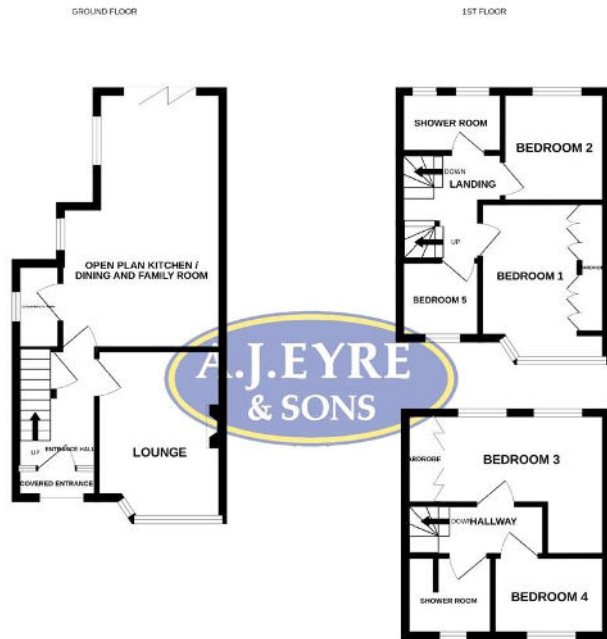




PRICE: £525,000



Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of areas, volumes, heights and any other data are approximate and no responsibility is taken for any error or omission in the information. It is the user's responsibility to verify the accuracy of the information. The information is provided for general information only and should not be used as a basis for any decision.



Keydell Avenue, Horndean, PO8 9TD

SUBSTANTIAL FIVE BEDROOM SEMI DETACHED HOUSE in Horndean split over three floors. Boasting lounge, modern spacious open plan kitchen / dining / family room with separate utility / cloakroom, two modern shower rooms, large rear garden, extensive off road parking, garage, popular non estate location.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	69	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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>

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

Entrance Hall
Stairs to the first floor with understairs storage cupboard, smoothed ceiling, radiator, wood flooring.

Lounge
(Maximum measurements). Feature fireplace with inset wood burning stove (negotiable) with wood mantle over, double glazed window to front aspect, wall mounted vertical radiator, smoothed ceiling.

Open Plan Kitchen / Dining and Family Room
(Overall maximum measurements). Modern matching range of wall and base units complemented with "Quartz" work surfaces over incorporating 1½ bowl sink unit with mixer tap and drainer, five ring gas hob with extractor canopy over, eye level double oven, eye level microwave, integrated dishwasher, wine chiller (negotiable), double glazed windows to side aspect, double glazed bi folding doors to rear aspect / garden, wall mounted vertical radiator, breakfast bar seating, laminate wood effect flooring, smoothed ceiling with pin spot downlighting, space for table and chairs, family seating area.

Cloaks/Utility Room
Work surfaces with cupboards under with inset stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, wall mounted boiler for central heating and domestic hot water, radiator, wood flooring, smoothed ceiling with pin spot downlighting, close coupled low level wc, door to walk in laundry cupboard with shelving and glazed window to side aspect.

FIRST FLOOR
Landing, double glazed window to side aspect, stairs to the second floor, coved and smoothed ceiling.

Bedroom One
(Maximum measurements including depth of fitted wardrobe cupboard). Double glazed window to front aspect, radiator, fitted wardrobe cupboard, smoothed ceiling with pin spot downlighting.

Bedroom Two
(Maximum measurements including depth of fitted wardrobe cupboards). Double glazed window to rear aspect, radiator, fitted wardrobe cupboard, smoothed and coved ceiling.

Bedroom Five
Double glazed window to front aspect, coved and smoothed ceiling, radiator.

Shower Room
Modern suite comprising walk in shower cubicle with drainage area, wash hand basin and low level wc set in vanity unit, two double glazed obscured windows to rear aspect, tiled flooring and to principle areas, chromium ladder radiator, smoothed ceiling with pin spot downlighting.

SECOND FLOOR
Landing, double glazed window to side aspect, smoothed ceiling.

Bedroom Three
(Maximum measurements including depth of fitted wardrobe cupboard). Two double glazed windows to rear aspect, radiator, smoothed ceiling with pin spot downlighting, fitted wardrobe cupboard with access into eaves storage.

Bedroom Four
Double glazed window to front aspect, fitted wardrobe cupboard and shelving, radiator, smoothed ceiling with pin spot downlighting.

Shower Room
Modern suite comprising shower cubicle with wall mounted shower, close coupled low level wc, pedestal wash hand basin, fitted shelving, chromium ladder style radiator, tiled flooring and to principle areas, double glazed obscured window to front aspect, smoothed ceiling with pin spot downlighting and extractor fan.

OUTSIDE
The frontage boasts extensive off road parking across the front of the property and leading down to the garage. The mature rear garden boasts extensive patio / seating area with the remainder laid with lawn. Panelled fencing complement the boundaries, gated side access and personal door to garage, detached summer house.

Garage
Up and over door to the front, personal door to the side, power and lighting.

