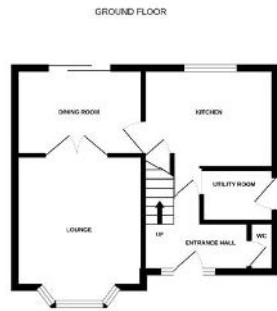




PRICE: £534,000



Labels energy ratings have been made to ensure the accuracy of the floor plan. Measurements of rooms and other features will vary slightly from those shown on the floor plan. Measurements are approximate. The services, systems and appliances shown have not been tested and no guarantee is given for their operation. Made with Microsoft Office 2010



Hilltop Gardens, Horndean, PO8 0AT

Tucked away at the end of a Cul De Sac, FOUR BEDROOM DETACHED HOUSE with DETACHED DOUBLE GARAGE and WESTERLY ASPECT REAR GARDEN. Accommodation boasting refitted ensuite to master, separate utility room, refitted ground floor cloakroom and family bathroom, separate dining room, OUTBUILDING / OFFICE.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(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, radiator, coved and textured ceiling.

Cloakroom
Modern refitted suite comprising close coupled low level wc, pedestal wash hand basin, radiator, luxury vinyl flooring, tiled to principle areas, double glazed obscured window to side aspect, coved and textured ceiling.

Kitchen W: 13' 1" x L: 10' 8" (W: 4m x L: 3.25m)
Matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl sink unit with mixer tap and drainer, four ring gas hob with extractor canopy over, eye level double oven, integrated dishwasher, space for undercounter fridge or freezer, space for table and chairs, double glazed window to rear aspect, tiled to principle areas, radiator, coved and textured ceiling, walk in understairs storage cupboard housing wall mounted consumer unit.

Utility Room W: 6' 9" x L: 6' (W: 2.06m x L: 1.83m)
Wall mounted Vaillant boiler for central heating, space and plumbing for washing machine, space for tumble dryer and fridge / freezer, double glazed door to side aspect, coved and textured ceiling.

Lounge W: 13' 2" x L: 15' 9" (W: 4.02m x L: 4.8m)
Double glazed Bow window to front aspect, feature fireplace with wood surround, marble effect back and hearth with gas living flame effect fire, radiator, coved and textured ceiling, double doors to dining room.

Dining Room W: 13' 1" x L: 9' 9" (W: 4m x L: 2.98m)
Double glazed sliding patio doors to rear aspect / garden, radiator, coved and textured ceiling, doors to kitchen and lounge.

FIRST FLOOR
Landing. Textured ceiling with loft access, double airing with shelving and hot water tank.

Master Bedroom W: 13' 3" x L: 15' 6" (W: 4.05m x L: 4.73m)
(Maximum measurements including depth of fitted wardrobe cupboards). Double glazed window to front aspect, two fitted wardrobe cupboards, radiator, textured ceiling.

En Suite Shower
Modern refitted suite comprising tiled shower cubicle with wall mounted shower, close coupled low level wc, pedestal wash hand basin, radiator, textured ceiling with extractor fan.

Bedroom Two W: 9' 9" x L: 13' (W: 2.98m x L: 3.97m)
(Maximum measurements including depth of fitted wardrobe cupboard). Double glazed window to front aspect, radiator, two fitted wardrobe cupboards, textured ceiling.

Bedroom Three W: 7' 11" x L: 12' 5" (W: 2.41m x L: 3.78m)
(Maximum measurements including depth of fitted wardrobe cupboard). Double glazed window to rear aspect, radiator, fitted wardrobe cupboard, textured ceiling.

Bedroom Four W: 10' 4" x L: 10' 1" (W: 3.16m x L: 3.06m)
(Maximum measurements including depth of fitted wardrobe cupboard). Double glazed window to rear aspect, radiator, fitted wardrobe cupboard, textured ceiling.

Family Bathroom W: 7' 10" x L: 5' 9" (W: 2.39m x L: 1.76m)
Modern refitted suite comprising 'P' shaped panelled bath with mixer tap, wall mounted shower and shower screen, pedestal wash hand basin, close coupled low level wc, chromium ladder style radiator, double glazed obscured window to rear aspect, tiled to principle areas.

OUTSIDE
The frontage is mainly laid with lawn with gravelled driveway leading to the detached double garage. Gated side access leads to the rear. The rear boasts Westerly aspect with patio /seating area adjoining the property with the remainder mainly laid with lawn, covered side access, personal door to the garage, panelled fencing complement the side and rear boundaries and access to outbuilding.

Outbuilding W: 17' 4" x L: 7' 6" (W: 5.28m x L: 2.29m)
Double glazed doors to either side, double glazed windows to side and rear aspects, newly fitted carpet, power and lighting.

Garage
Two up and over doors to the front, extensive overhead storage, power, lighting, personal door to garden.

