



Passfield Walk, Havant PO9 5QG

welcome to

Passfield Walk, Havant

A vast semi detached family home offering front, rear and side gardens must be viewed to be appreciated. This property offers a full length lounge to one side and a full length kitchen/diner to the other, with a rear porch and cloakroom. To the first floor are five bedrooms and new bathroom.

Entrance Hall

With door and double glazed window to front aspect. Tiled floor, carpeted stairs leading to the first floor, radiator. Built-in cupboard. Small double glazed window to porch. Doors to:

Cloakroom

Double glazed window to rear aspect. Tiled floor, tiled walls. smooth ceiling. Low level WC with push button flush, corner wash hand basin.

Lounge

21' 7" x 11' 4" (6.58m x 3.45m)

Double glazed window to dual aspect. Smooth walls, textured ceiling with two ceiling lights, carpet flooring, two radiators.

Kitchen / Dining Room

21' 6" x 11' 1" (6.55m x 3.38m)

Double glazed windows to dual aspect. Smooth ceiling with spotlights, tiled floor, smooth walls tiled to principal areas. Radiator. Range of wall and base units with work surface over, incorporating sink unit with mixer tap over. Integral gas hob with extractor hood over, two eye level ovens side by side, fridge/freezer and drinks chiller cabinet. Space for washing machine and dishwasher. Space for table and chairs.

Rear Porch

Smooth walls, smooth ceiling, tiled floor. Door leading to rear garden.

First Floor Landing

Carpet flooring, smooth walls, smooth ceiling with access to loft space.

Bedroom One

13' 7" x 11' 1" (4.14m x 3.38m)

Double glazed window to front aspect. Smooth walls, textured ceiling, carpet flooring, radiator. Built-in wardrobes.

Bedroom Two

12' 5" x 9' 1" (3.78m x 2.77m)

Double glazed window to front aspect. Smooth walls, textured ceiling, carpet flooring, radiator.

Bedroom Three

12' 4" x 9' 1" (3.76m x 2.77m)

Double glazed window to rear aspect. Smooth walls, textured ceiling, carpet flooring, radiator.

Bedroom Four

9' 8" x 8' 5" (2.95m x 2.57m)

Double glazed window to rear aspect. Smooth walls, textured ceiling, carpet flooring, radiator.

Bedroom Five

8' 8" x 7' 2" (2.64m x 2.18m)

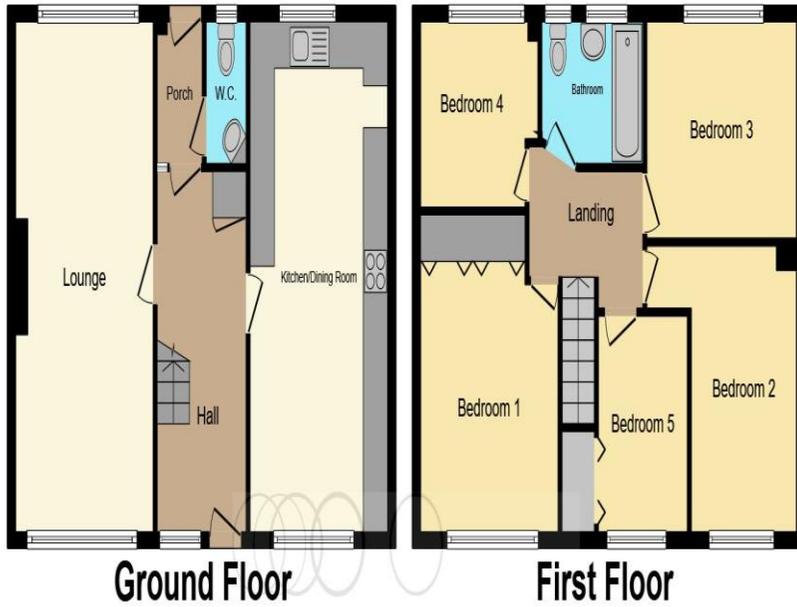
Double glazed window to front aspect. Smooth walls, textured ceiling, carpet flooring, radiator. Built-in wardrobe.

Bathroom

Two double glazed windows to rear aspect. Smooth ceiling with spotlights and extractor fan, tiled walls, tiled floor. Suite comprising panel enclosed bath with shower over and mixer tap, low level WC with push button flush and wash hand basin set over vanity unit.

Outside

The front garden is laid to shingle with a pathway leading to the front door. Side door leading to the rear garden. To the rear of the property is an enclosed rear garden with some shingle borders, raised flower beds, pathway, patio area and laid to lawn. There is also a brick built shed with window, power and light and side garden.



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Outbuilding

Total floor area 137.6 sq.m. (1,481 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Passfield Walk,
Havant

- Five Bedrooms
- New Bathroom
- Downstairs Cloakroom
- Spacious Kitchen/Diner
- Quiet Location

Tenure: Freehold EPC Rating: C

offers in excess of

£350,000



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Property Ref:
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