

Guide Price £550,000 to £575,000

8 Cowdray Park

Hill Head, PO14 3SA

PROPERTY SUMMARY

Guide Price £550,000 to £575,000. We are proud to offer this detached four bedroom home situated in the popular cul-de-sac of Cowdray Park which is close to Hill Head Beach and Stubbington Village. Benefits to this property include a modern open plan lounge/kitchen/diner with sliding doors leading out onto the large south facing rear garden. Downstairs also boasts a conservatory, downstairs w/c, and a study. Upstairs comprises of four bedrooms and family bathroom. There is also a garage and off road parking for multiple vehicles. We believe this property is well-presented throughout and really does need to be viewed to appreciate all that is on offer. Please call our Stubbington Office to





PORCH

ENTRANCE HALL

WC

KITCHEN 13' 08" x 8' 03" (4.17m x 2.51m)

DINING ROOM 11' 04" x 8' 05" (3.45m x 2.57m)

LOUNGE 17' 09" x 9' 09" (5.41m x 2.97m)

STUDY 9' 02" x 6' 02" (2.79m x 1.88m)

CONSERVATORY 15' 01" x 12' 02" (4.6m x 3.71m)

LANDING

BEDROOM 1 13' 08" x 10' 01" (4.17m x 3.07m)

BEDROOM 2 13' 07" x 9' 10" (4.14m x 3m)

BEDROOM 3 7' 01" x 9' 01" (2.16m x 2.77m)

BEDROOM 4 9' x 5' 9" (2.74m x 1.75m)

BATHROOM 9' 00" x 5' 10" (2.74m x 1.78m)

OUTSIDE

GARAGE 16' 9" x 8' 01" (5.11m x 2.46m)

DRIVEWAY PARKING

REAR GARDEN





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Fareham County Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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