



**Guide Price**  
**£600,000 to £625,000**  
**42 Marks Tey Road**

## PROPERTY SUMMARY

We are delighted to offer this four bed detached family home situated in the ever popular Marks Tey Road, Stubbington. This property also falls within the catchment area for popular Crofton Anne Dale Infant & Junior School and Crofton Senior School. Benefits to this property include a spacious lounge, a dining room, a kitchen/breakfast room, utility room and a conservatory with double doors leading out onto the private south-facing rear garden. Other benefits include a study, downstairs WC, four bedrooms with a four piece en-suite to the master bedroom, a family bathroom and a double garage with off road parking. Properties in this location are rarely available so please our Stubbington Office to book your viewing.





#### HALLWAY

**LOUNGE** 21' x 12' 08" (6.4m x 3.86m)

**DINING ROOM** 10' 07" x 9' 10" (3.23m x 3m)

**KITCHEN/BREAKFAST ROOM** 18' 09" x 10' 02" (5.72m x 3.1m)

**UTILITY ROOM** 8' x 6' 9" (2.44m x 2.06m)

**STUDY** 10' 09" x 7' 08" (3.28m x 2.34m)

**CONSERVATORY** 11' 04" x 9' 01" (3.45m x 2.77m)

**WC** 6' 11" x 3' (2.11m x 0.91m)

#### LANDING

**MASTER BEDROOM** 13' 04" x 11' 10" (4.06m x 3.61m)

**ENSUITE** 7' 04" x 7' 04" (2.24m x 2.24m)

**BEDROOM TWO** 12' 09" x 10' 07" (3.89m x 3.23m)

**BEDROOM THREE** 12' 09" x 10' 01" (3.89m x 3.07m)

**BEDROOM FOUR** 9' 02" x 7' 07" (2.79m x 2.31m)

**BATHROOM** 7' 03" x 6' 10" (2.21m x 2.08m)

#### REAR GARDEN

**DOUBLE GARAGE** 17' 03" x 16' 03" (5.26m x 4.95m)

#### OWN DRIVEWAY

GROUND FLOOR

1ST FLOOR



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 Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band F

**VIEWINGS**  
By prior appointment only

**EPC TO FOLLOW**

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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