



**£450,000**  
**4 Weavers Green**  
Denvilles, PO9 2PY

## PROPERTY SUMMARY

A great opportunity has been presented to purchase this deceptively spacious detached home, situated at the end of a quiet cul-de-sac, in a well-regarded Denvilles location. The ground floor accommodation comprises two reception rooms including a huge and wonderfully light and airy dual aspect lounge, fitted kitchen/breakfast room with a utility room off, ground floor cloakroom/WC and internal door providing direct access from the hallway to the attached garage. The first floor has a family bathroom and originally consisted of four double bedrooms, one of which has subsequently been changed to a walk through bedroom/dressing room. However with some minor remedial work the property could revert to a four bedroom house. Outside, there are two garages with driveways and garden areas to the front, side and south facing rear garden. The property is offered with no forward chain and we feel this will attract immediate interest, call today to book an internal viewing.

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2





**PORCH**

**ENTRANCE HALL**

**INTEGRAL GARAGE 22' 6" x 9' 6" (6.86m x 2.9m)**

**WC**

**DINING ROOM 13' 3" x 9' 4" (4.04m x 2.84m)**

**KITCHEN 14' 7" x 12' 0" (4.44m x 3.66m)**

**UTILITY ROOM 6' 10" x 6' 4" (2.08m x 1.93m)**

**LOUNGE 22' x 11' 11" (6.71m x 3.63m)**

**LANDING**

**BEDROOM ONE 12' 10" x 11' 5" (3.91m x 3.48m)**

**BEDROOM FOUR/ DRESSING ROOM 10' 2" x 8' 9" (3.1m x 2.67m)**

**BEDROOM TWO 11' 5" x 10' 2" (3.48m x 3.1m)**

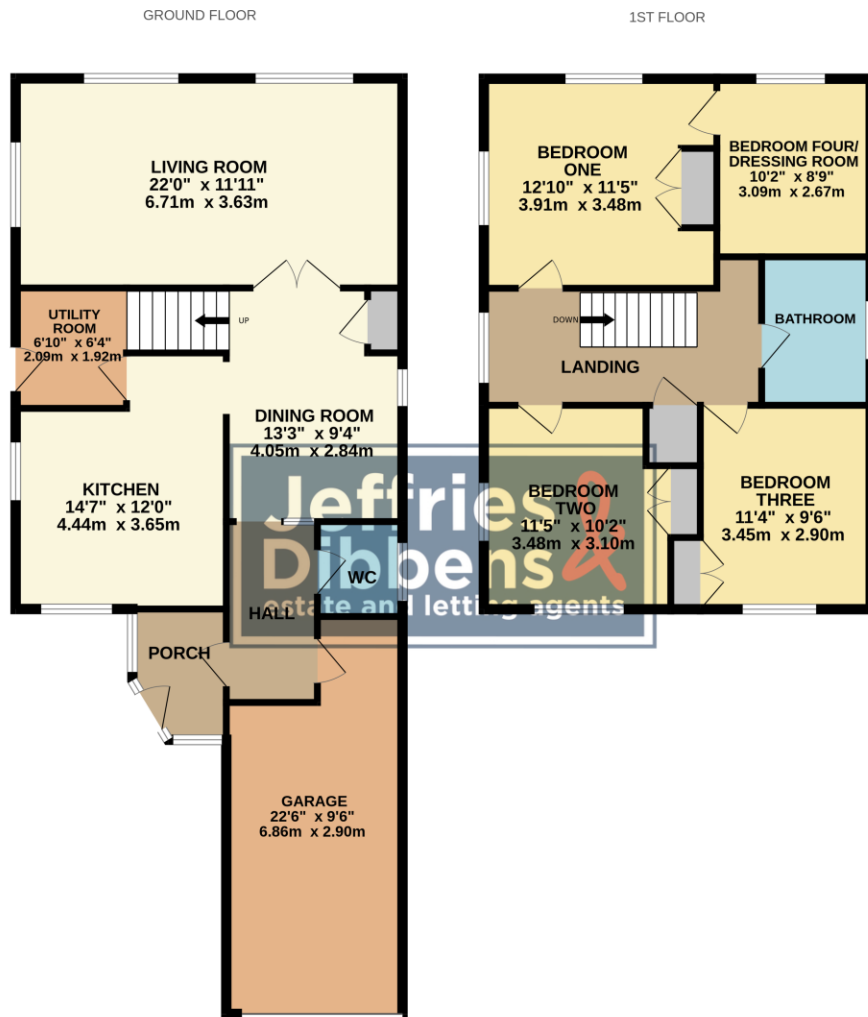
**BEDROOM THREE 11' 4" x 9' 6" (3.45m x 2.9m)**

**BATHROOM**

**DETACHED GARAGE**

**GARDEN**

**OFF ROAD PARKING**



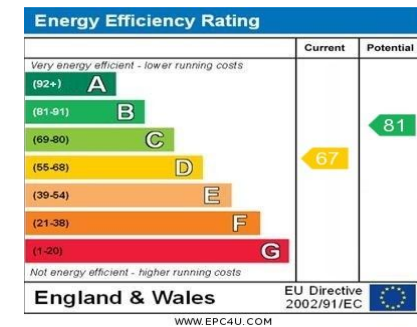
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**  
 Havant Borough Council

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 Band E

**VIEWINGS**  
 By prior appointment only



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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