



**£650,000**  
**3 Maple Wood**  
Old Bedhampton, PO9 3JB



## PROPERTY SUMMARY

We are delighted to introduce to the market this beautifully presented four bedroom detached house situated in the exclusive Maple Wood development in Old Bedhampton. Accommodation comprises a study, WC, dining room, living room, spacious and contemporary kitchen/breakfast room (the garage has been partially converted enhancing the kitchen space and adding a utility). The first floor landing leads to four double bedrooms with an ensuite to the master, there is also a lovely family bathroom suite. Externally there is a Westerly facing rear garden and ample off road parking to the front. Conveniently located within easy access of the A3(M) and A27, we believe this property will be ideal for commuters looking to move to an exclusive, well regarded, executive estate. An internal viewing is essential to truly appreciate the size and quality of accommodation on offer here, contact us to arrange your appointment.

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## **ENTRANCE HALL**

**STUDY 7' 10" x 6' 4" (2.39m x 1.93m)**

## **WC**

**DINING ROOM 13' 5" x 8' 10" (4.09m x 2.69m)**

**LOUNGE 17' 8" x 11' 11" (5.38m x 3.63m)**

**KITCHEN/DINER 18' 2" x 15' 3" (5.54m x 4.65m)**

**UTILITY ROOM 8' 11" x 5' 6" (2.72m x 1.68m)**

## **STORE**

## **LANDING**

**BATHROOM 8' 1" x 6' 5" (2.46m x 1.96m)**

**BEDROOM ONE 13' 9" x 13' 2" (4.19m x 4.01m)**

## **ENSUITE**

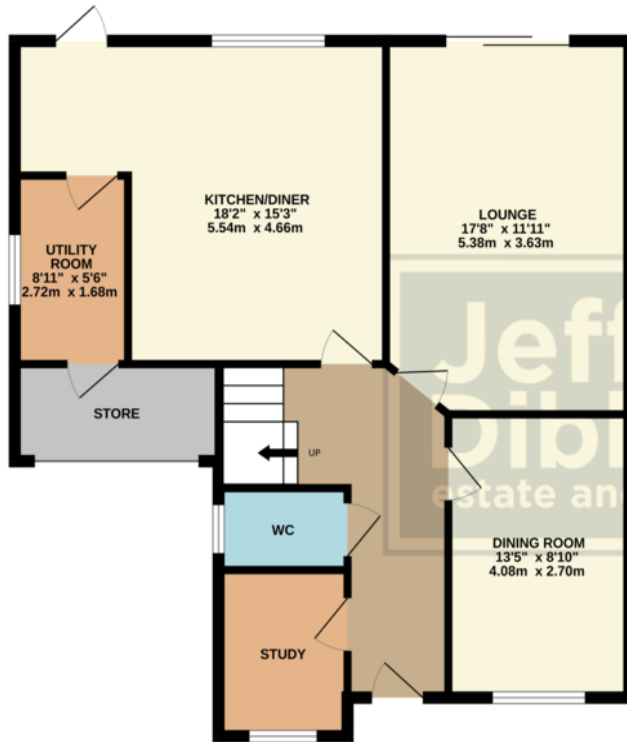
**BEDROOM TWO 16' 10" x 9' 8" (5.13m x 2.95m)**

**BEDROOM THREE 13' 1" x 9' 1" (3.99m x 2.77m)**

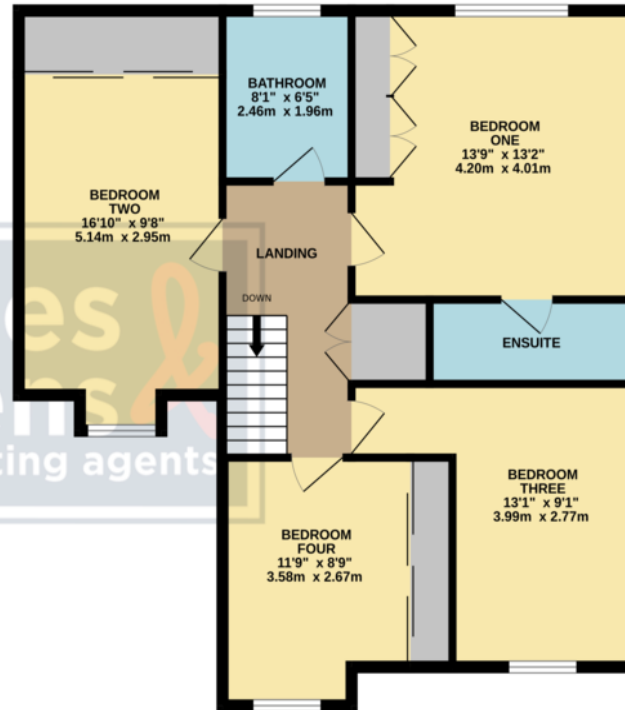
**BEDROOM FOUR 11' 9" x 8' 9" (3.58m x 2.67m)**



GROUND FLOOR  
834 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR  
824 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA: 1657 sq.ft. (154.0 sq.m.) approx.

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 F

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 82        |
| (55-68) <b>D</b>                            | 72                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |
| WWW.EPC4U.COM                               |                            |           |

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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