



£550,000
Catherington Lane
Hordean, PO8 9PD

PROPERTY SUMMARY

Being one of only 2 individually built family homes located in a highly regarded area of Horndean, we are delighted to present to the market this very spacious 4 double bedroom detached property in Catherington Lane. The property is offered for sale with no forward chain and internal viewings are essential. The property has a large number of benefits including 4 very good sized first floor bedrooms, 2 bathroom suites, a 28ft lounge, modern kitchen/diner and an additional WC. Externally there is a 19ft garage, considerable further off road parking and a good sized south facing garden with an amazing outdoor kitchen/barbecue area. The property offers excellent access to local schools, green spaces and commuter routes. Early interest is expected so call today to avoid disappointment.





COVERED PORCH External light, front door to:

ENTRANCE HALL Double radiator, luxury flooring throughout the ground floor, stairs to first floor, door to garage, door to:

WC Heated towel rail, WC, hand wash basin, fully tiled throughout, extractor, spot lighting.

LOUNGE/DINER 28' x 10' 07" (8.53m x 3.23m) Window to front aspect, double doors to rear garden, 2 double radiators, log burner, opening to:

KITCHEN/BREAKFAST ROOM 15' 1" x 9' 8" (4.6m x 2.95m) Window to rear aspect, double doors to rear, double radiator, range of fitted cupboards, units and work surfaces, inset sink unit with mixer tap over, integrated dishwasher, space for 'Range' style cooker with extractor over, space for 'American' style fridge freezer, breakfast bar, spot lighting.

FIRST FLOOR Landing - Access to loft, doors to:

BEDROOM 1 14' 3 max" x 13' 5 max" (4.34m x 4.09m) Window to front aspect, radiator, built in wardrobes, door to:

ENSUITE Window to front aspect, heated towel rail shower cubicle, hand wash basin and WC with vanity surround and cupboard under, fully tiled, spot lighting.

BEDROOM 2 11' 11" x 10' 6" (3.63m x 3.2m) Window to rear aspect, double radiator, built in wardrobes.

BEDROOM 3 13' 1" x 8' 6" (3.99m x 2.59m) Window to front aspect, double radiator, built in wardrobe.

BEDROOM 4 10' 2" x 8' 10" (3.1m x 2.69m) Window to rear aspect, double radiator, built in wardrobe.

BATHROOM Window to rear aspect, radiator, panelled bath with shower over, hand wash basin, WC, extractor, WC.

OUTSIDE Front - Large block paved area providing considerable off road parking, door leading to:

GARAGE 20' x 8' 05" (6.1m x 2.57m) Up and over door, light and power, utility area with work surface, plumbing for washing machine, space for tumble dryer, wall mounted boiler, personal door to hallway.

REAR GARDEN Well presented rear garden which is mostly laid to lawn and has a large patio area, south facing, dual gated side access, outside tap and lighting.

KITCHEN/BARBECUE AREA 26' x 13' (7.92m x 3.96m) Large purpose built outdoor covered kitchen and barbecue with power, lighting, seating area, cooking facilities.





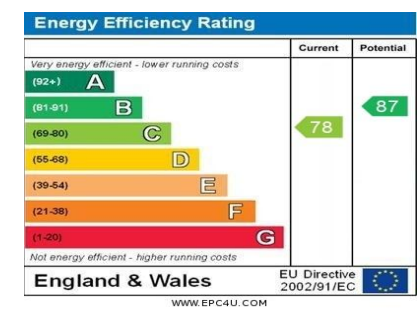
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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