



£735,000
Park Avenue
Purbrook, PO7 5HF

PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this deceptively spacious 5 bedroom detached family home located in a highly regarded area of Purbrook. We believe the property has potential for home and income or annexe. The property boasts 5 bedrooms arranged over both floors, with 2 bathroom suites, kitchen/diner, lounge and underfloor heating throughout the ground floor. Externally there is a beautiful and exceptionally large rear garden, 68 foot long garage with driveway providing further off road parking and owned solar panels on the garage roof supplying electricity and further solar water heating panels on the main roof. The property is located to close to popular local schools and amenities. Properties with this plot size and extensive garaging rarely come to market. Early interest in this property is expected so to avoid disappointment contact us today.





ENTRANCE HALL Window and door to front aspect, underfloor heating, door to:

BEDROOM 1 11' 11" x 11' 7" (3.63m x 3.53m) Windows to front and side aspect, underfloor heating.

BEDROOM 2 11' 10" x 11' 7" (3.61m x 3.53m) Window to front aspect, underfloor heating.

LOUNGE/DINER 21' 6" x 11' 11" (6.55m x 3.63m) Windows to side aspect, French doors to rear aspect, feature gas fire place, underfloor heating.

KITCHEN/DINER 17' 11" x 11' 10" (5.46m x 3.61m) Window to side aspect, underfloor heating. French doors to rear aspect, a range of wall and base units incorporating sink unit, space and plumbing for washing machine and dish washer, space for fridge freezer, space for tumble dryer. integral oven with hob and fan over, private door to:

PORCH Door to rear and front aspect.

LOBBY Door and window to rear aspect, under stairs storage cupboard, underfloor heating, door to:

BATHROOM Window to rear aspect, heated towel rail, panelled bath, shower cubicle, wash hand basin, W.C. under floor heating.

LANDING Access to all first floor rooms, window to side aspect.

BEDROOM 3 12' 6" x 10' 4" (3.81m x 3.15m) Window to front aspect, radiator.

BEDROOM 4 12' 5" x 10' 2" (3.78m x 3.1m) Window to rear aspect, radiator.

BEDROOM 5 10' 5" x 8' 6" (3.18m x 2.59m) Window to front aspect, radiator, two sets of storage cupboards.

SHOWER ROOM Window to side aspect, 2 storage cupboards.

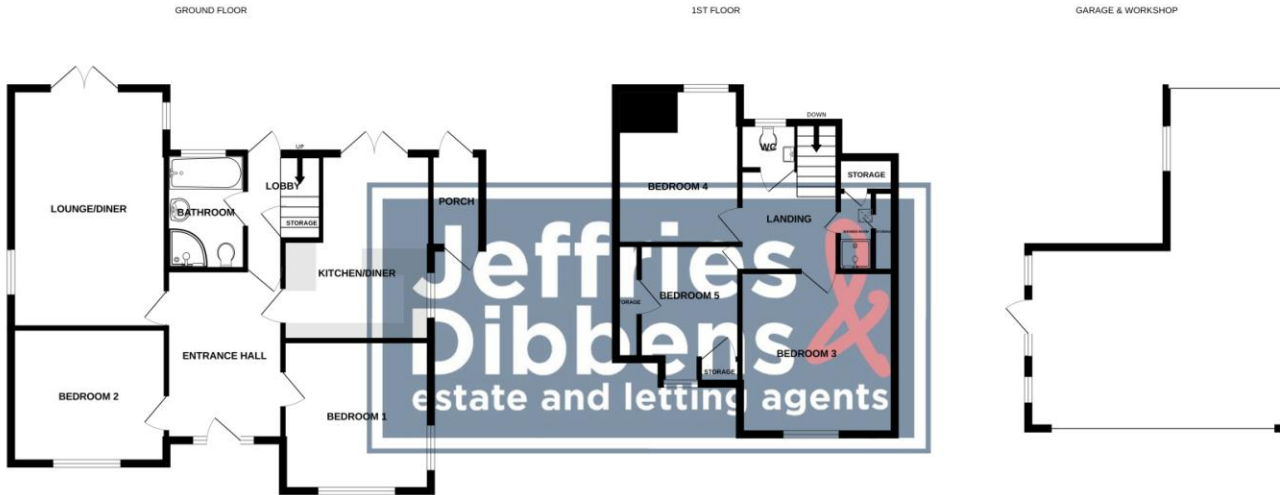
WC Window to rear aspect, wash hand basin, W.C.

OUTSIDE

REAR GARDEN Large and extensive gardens which are mostly laid to lawn, patio area, outside light and 3 taps, vehicular gated side access, summerhouse.

GARAGE 68' 0" x 20' 3" (20.73m x 6.17m) 3 sets of windows to side aspect, inspection car pit, up and over garage doors to front and back, power and light.

FRONT GARDEN Blocked paved driveway providing off road parking, access to garage, area laid to lawn.



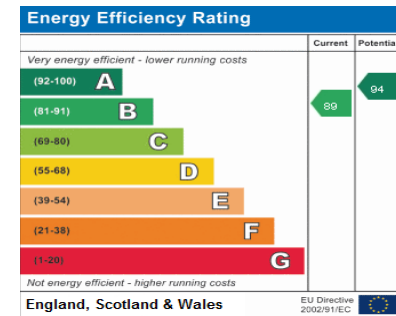
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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