



**£500,000**  
**Hart Plain Avenue**  
Cowplain, PO8 8RX

## PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale spacious 4 bedroom detached property in Hart Plain Avenue. This extended property is an ideal family home and internal viewings are very strongly advised. The property boasts 4 double bedrooms arranged over 2 floors, a beautiful 4 piece bathroom suite, additional shower room, modern kitchen/diner, large lounge and a beautiful orangery with log burner. Externally there is off road parking for several vehicles and a large rear garden with a significant outbuilding. Early interest in this impressive property is expected so to avoid disappointment contact us as sole agents today!





**ENTRANCE HALL** Door and twin windows to front aspect, 2 radiators, part wooden flooring, spot lighting, stairs to first floor, doors to:

**SHOWER ROOM** Window to side aspect, radiator, shower cubicle, WC, hand wash basin, extractor, spot lighting.

**BEDROOM 4/RECEPTION** 16' 01" x 8' 08" (4.9m x 2.64m) Windows to front and side aspects, radiator, twin cupboards with one housing boiler.

**KITCHEN/DINER** 26' 06" x 9' (8.08m x 2.74m) Windows to front and rear aspects, door to rear, radiator, under floor heating, range of fitted cupboards, units and work surfaces with inset 'Butler' style sink and mixer tap over, integrated double oven, hob and extractor, built in fridge, freezer and dishwasher, plumbing for washing machine, bin drawer, spot lighting, tiled flooring.

**LOUNGE** 17' 02" x 12' 01" (5.23m x 3.68m) Port hole style window to side aspect, 2 radiators, spot lighting, open to:

**ORANGERY** 17' 05" x 13' 08" (5.31m x 4.17m) Window to rear aspect, bifold doors to side, lantern style roof, twin floor to ceiling radiators, spot lighting, tiled flooring.

**FIRST FLOOR** Landing - Window to front aspect, radiator, double cupboard housing tank, access to loft, doors to:

**BEDROOM 1** 12' 02" max x 12' + wardrobes (3.71m x 3.66m) Window to rear aspect, radiator, built in wardrobes.

**BEDROOM 2** 12' 02" max x 12' + wardrobes (3.71m x 3.66m) Window to rear aspect, radiator, built in wardrobes.

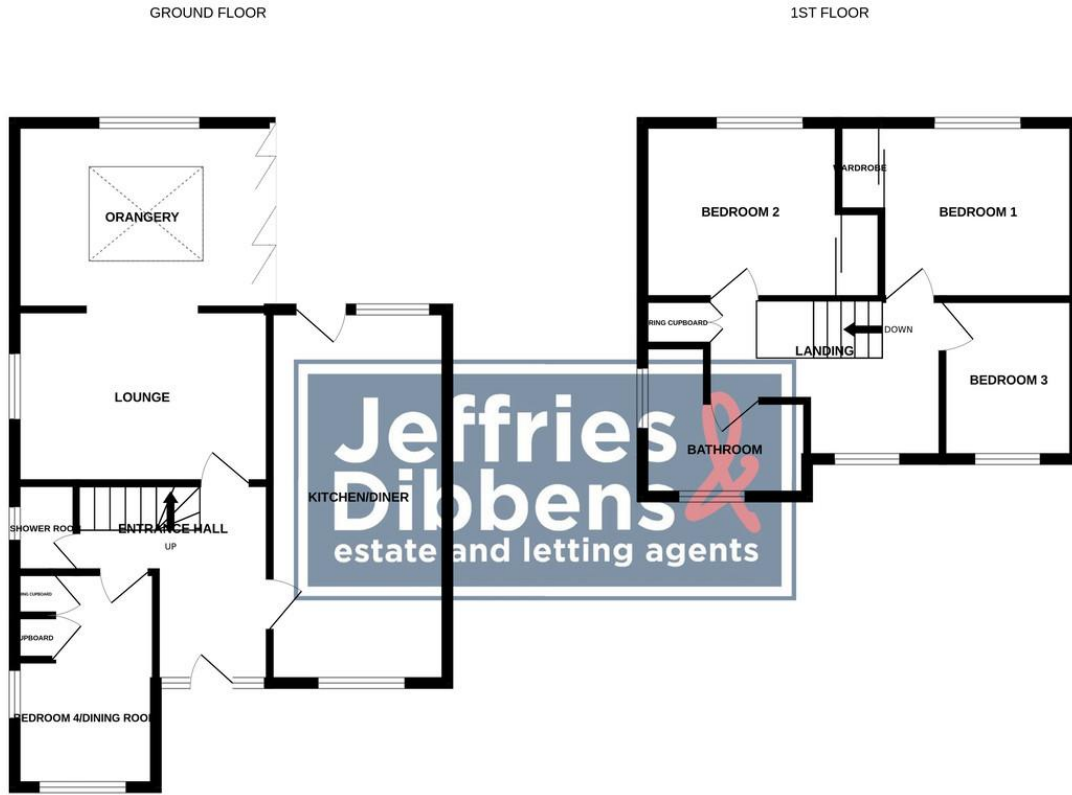
**BEDROOM 3** 11' x 9' 01" (3.35m x 2.77m) Window to front aspect, radiator, spot lighting.

**BATHROOM** 13' 01" max x 8' 02" (3.99m x 2.49m) Window to front aspect, radiator, heated towel rail, free standing bath, double shower cubicle, WC, hand wash basin with vanity surround and drawers under, tiled surround.

**OUTSIDE** Front - Block paved and providing off road parking for several vehicles.

**REAR GARDEN** Good sized rear garden which is mostly laid to lawn, patio area, outside tap, lighting and power points, shed, greenhouse, gated side access, large outbuilding with light and power.





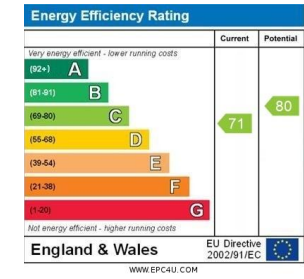
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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