



**£499,995**

**2a Hart Plain Avenue**

Cowplain, PO8 8RP

## PROPERTY SUMMARY

Just a short distance from several popular schools, we are delighted to offer for sale this spacious detached family home in Hart Plain Avenue. Boasting 4 bedrooms over 2 floors and 2 with ensuites to 2 of them internal viewings are highly recommended. The property has a number of further benefits including a large lounge/dining room, a fitted kitchen, family bathroom and an additional WC. Externally there is a driveway providing off road parking, garage, also with a front and rear garden. Early interest in this impressive property is expected so to avoid disappointment contact us as sole agents today!

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**ENTRANCE HALL** Window to front aspect, radiator, stairs leading to first floor, door leading to:

**WC** Window to side aspect, wash hand basin, W.C.

**KITCHEN** 9' 10" x 9' 8" (3m x 2.95m) Window to front aspect, radiator, door to side 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 oven with fan over.

**LOUNGE/DINER** 16' 9" x 15' 11" (5.11m x 4.85m) Bay window to side aspect, window and door to rear aspect, 2 set of radiators.

**LANDING** Window to front and side aspect, storage cupboard, stairs leading to top floor.

**BEDROOM 2** 12' 0" x 8' 0" (3.66m x 2.44m) Window to rear aspect, radiator, door leading to:

**ENSUITE** Shower cubicle, wash hand basin, extractor fan, W.C.

**BEDROOM 3** 14' 5" x 7' 7" (4.39m x 2.31m) Window to rear aspect, radiator, built in storage.

**BEDROOM 4** 9' 4" x 7' 0" (2.84m x 2.13m) Window to front aspect, radiator.

**BATHROOM** Window to side aspect, panelled bath, heated towel rail, wash hand basin, W.C.

**BEDROOM 1** 21' 10" x 13' 4" (6.65m x 4.06m) 5 sets of window to rear and side aspect, 2 sets of radiators, built in wardrobes, door to:

**ENSUITE** Windows to front and side aspect, radiator, shower cubicle, wash hand basin, W.C.

## **OUTSIDE**

**FRONT GARDEN** Area laid to lawn.

**REAR GARDEN** Large patio area, gated side access to front, area to park, outside light and tap, access to:

## **GARAGE**



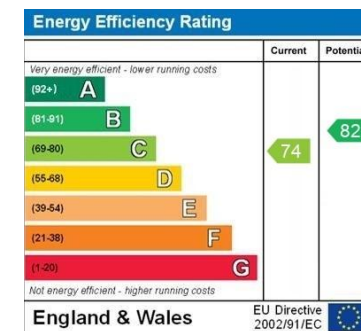
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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