



15 Linden Grove | PO11 9DG | £289,995

GEOFF **FOOT**
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Internal viewing is highly recommended for this extended Three Bedroom semi-detached House in Central Hayling, convenient to local shops, schools and amenities. There is a double driveway offering ample parking and a double Garage from the rear access road off Cherrywood Gardens. Downstairs there is a spacious west facing Lounge leading through into a modern Kitchen/Dining Room with vaulted UPVC roof and French doors leading to the Rear Garden and access to the Garage. The attractive staircase rises to the Landing with 3 Bedrooms and a newly fitted modern Bathroom suite. This well presented home is ideal as a family home or for investment.

- ***Well presented extended Semi-Detached House.***
- ***Three Bedrooms to first floor.***
- ***Modern Kitchen/Dining Room with vaulted ceiling.***
- ***Spacious west facing Lounge.***
- ***Attractive newly fitted Bathroom.***
- ***Double width driveway offering ample parking.***
- ***Enclosed rear Garden.***
- ***Double glazing & gas heating system.***
- ***Double Garage with access via slip road. WC.***
- ***Ideal family home or investment.***

Freehold | EPC: C | Council Tax Band: C

The accommodation comprises:

Composite double glazed door to –

Entrance Porch –

Tiled flooring. Obscure double glazed window to front. Coats hanging space. Step to

Lounge – 14' 9" x 14' 5" (4.49m x 4.39m)

Double glazed window to front aspect with fitted white venetian wooden blinds. 2 wall light points and down lights. TV and Telephone points. Staircase rising to first floor with feature glass panel, under stairs cupboard with gas, electric meters and consumer unit. Digital wall thermostat. Oak glass panelled door to

Kitchen/Dining Room – 17' 3" max x 14' 3" max (5.25m x 4.34m)

Kitchen area: 1 1/2 bowl single drainer stainless steel sink unit with mixer tap set in work surface, cupboards below. Space and plumbing for automatic washing machine. Integrated plumbed in 'Bosch' dish washer. Range of gloss fronted 'dove grey' wall and base cupboards and drawers. Concealed under cupboard lighting. Inset 'Range master' induction hob with matching black splash back and wide overhead extractor hood. 'Eye level' Bosch double oven and grill. Deep corner cupboard. Tall integrated fridge/freezer. Double glazed window to rear aspect. Down lighting and Porcelain tiled flooring with under floor heating. Peninsular work surface with corner cupboards forming divider to Dining area: Space for table and chairs. Larder cupboard with shelving and light. Display shelf. Wall light. Radiator and TV aerial point. Vaulted double glazed ceiling and French doors to rear garden.

First Floor Landing –

Bedroom 1 – 11' 8" to wardrobes x 9' 4" plus door recess (3.55m x 2.84m)

Triple sliding door, one mirror, fronted wardrobes to one wall with hanging rails and shelving. TV aerial point. Radiator. Double glazed window to front elevation. Down lights.

Bedroom 2 – 15' 3" x 8' 0" (4.64m x 2.44m)

Double glazed window to rear elevation. Radiator.

Bedroom 3 – 8' 4" x 7' 4" (2.54m x 2.23m)

Double glazed window to side elevation. Radiator.

Family Bathroom –

Newly fitted white suite comprising paneled bath with wall mounted 'Mira' remote control shower over and fitted screen. Vanity shelf unit with held inset wash hand basin, mixer tap, close coupled WC and concealed cistern. Attractive floor and wall tiles with feature 'split face' tiled panel. 'Ladder style' towel radiator. Obscure double glazed window to rear elevation. Wall mirror, down lights and extractor fan.

Outside –

Shingle laid double frontage driveway for ample parking, two walled side boundaries.

Enclosed Rear Garden –

Laid to grass with 'Indian Sandstone' shaped patio and pathway.

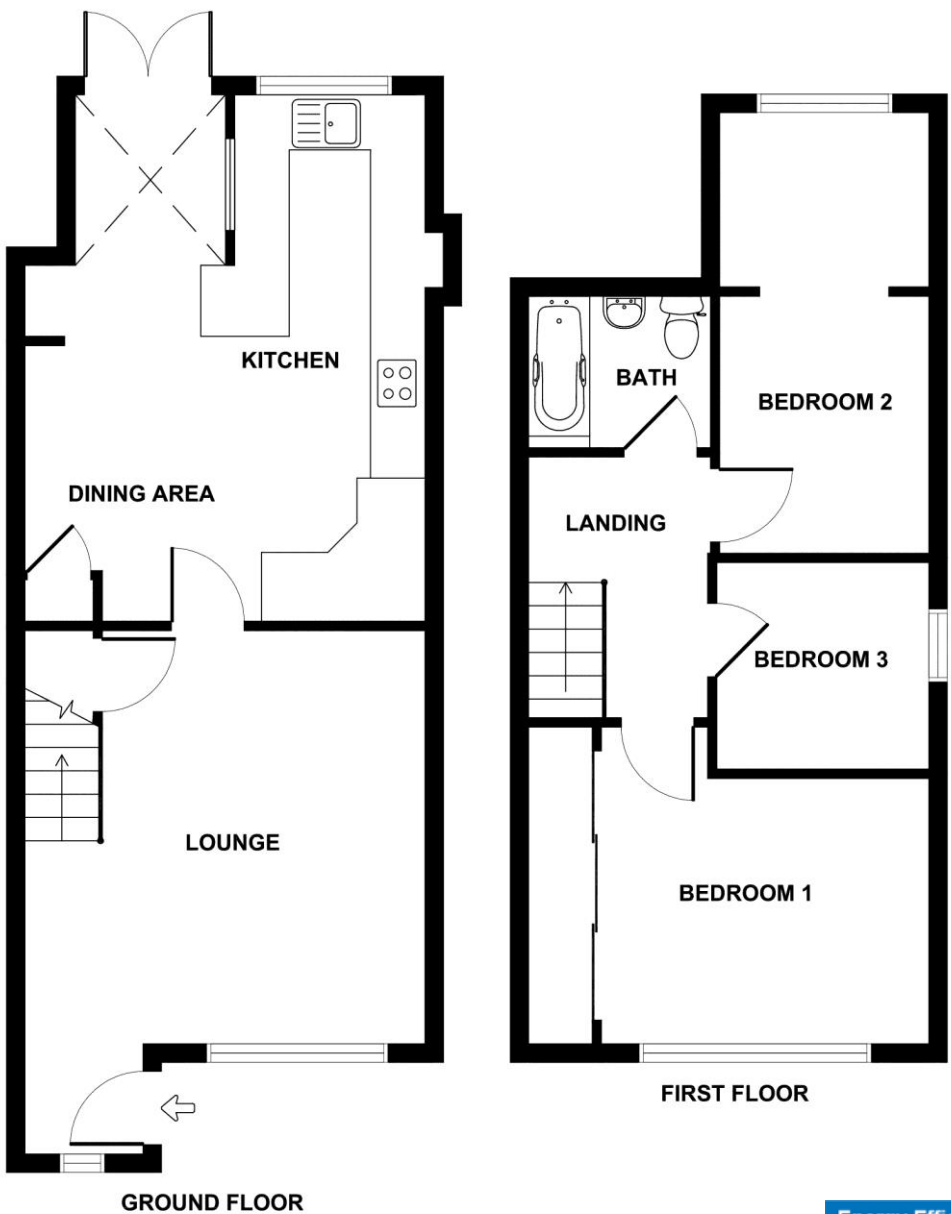
Detached Double Garage/Cloakroom – 18' 6" x 16' 4" max (5.63m x 4.97m)

With up and over door, power, light and double glazed window. Rear Service door to garden. Access via slip road off Cherrywood Gardens. Cloakroom: WC with wash hand basin, mirror over, light.



IMPORTANT INFORMATION

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.



15 LINDEN GROVE

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	