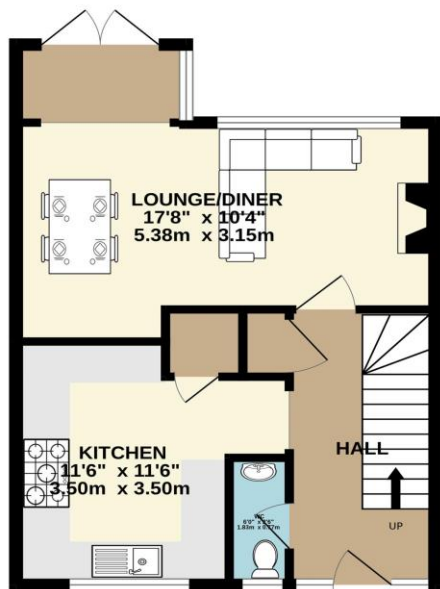
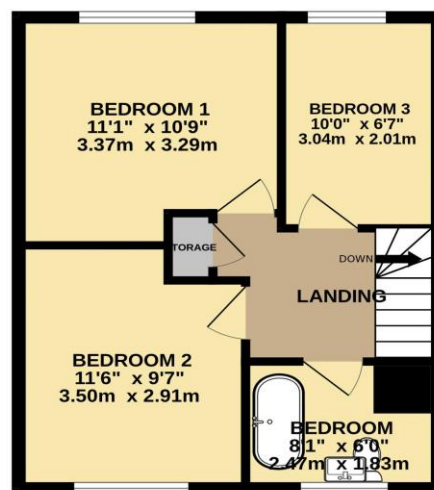




GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

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.
Made with Metropix 6/2024

28 Plumley Walk

Warren Park, Havant PO9 4HD

Price: £280,000

DESCRIPTION

This immaculately presented and spacious Three bedroom property is located in Warren Park in Havant. The current owners have certainly produced a property to be proud of and have created a high specification, loved, home. Internally, downstairs the property boasts a bespoke modern fitted kitchen with an integrated fridge/freezer, dishwasher, washing machine and bins. There's a generous sized lounge/diner overlooking your low maintenance rear garden and a handy downstairs cloakroom. Upstairs you will find three well proportioned bedrooms for the growing family and a luxurious bathroom with feature roll top bath and shower over. The owners have adapted the garage to create a home office and separate storage to the front. Additional benefits come in the form of double glazing, gas central heating (new boiler installed in March 2020) a new flat roof in 2020, off road parking and the property is being offered with a complete onward chain. Internal viewing highly recommended.

ACCOMMODATION

ENTRANCE HALL

WC

KITCHEN: 11' 6" x 8' 6" (3.50m x 2.59m)

LOUNGE/DINER: 19' 0" x 10' 4" (5.79m x 3.15m)

INNER LOBBY: 7' 1" x 3' 8" (2.16m x 1.12m)

FIRST FLOOR LANDING

BEDROOM 1: 11' 5" x 11' 2" (3.48m x 3.40m)

BEDROOM 2: 11' 6" x 10' 3" Narrowing to 6'2"(3.50m x 3.12m)



BEDROOM 3: 10' 4" x 7' 2" (3.15m x 2.18m)

FAMILY BATHROOM: 8' 1" x 6' 1" (2.46m x 1.85m)

OUTSIDE

REAR GARDEN

HOME OFFICE: 12' 8" x 7' 8" (3.86m x 2.34m)

GARAGE STORAGE: 7' 8" x 4' 2" (2.34m x 1.27m)

DRIVEWAY

USEFUL INFORMATION

TENURE – Freehold

EPC RATING – D

COUNCIL TAX – Havant Borough Council Band B

