

QUEEN ANNE'S DRIVE

HAVANT | HAMPSHIRE | PO9 3PG



£695,000

Freehold

- Delightful Detached Home of Character
- Quarter Acre Corner Plot with Double Garaging
- Excellent Residential Location
- Four Bedrooms Plus Three Reception Rooms
- Master Bedroom with En-Suite Shower Room
- Kitchen/Breakfast Room with Utility Area
- Ample Driveway Parking : Good Size Gardens
- Updating/Modernisation Required : No Chain



In Brief

Fry & Kent has pleasure in bringing to the market this Imposing Character Residence situated on an enclosed corner plot of approximately quarter of an acre in an excellent location close to the many facilities at Havant Town Centre as well as convenient access to the A3(M)/M27 coastal commuter roads.

Approached via wrought iron gates this perfect family home offers a very spacious layout and although requires updating/modernisation throughout, the accommodation comprises; reception hall, two aspect living room, formal dining room, study, kitchen/breakfast room and cloakroom on the ground floor while there is a galleried landing, four good size bedrooms including a master bedroom with en-suite shower room and family bathroom on the first floor.

Externally, the property features wrap-around gardens containing an abundance of trees, plants and flowers while double gates lead to ample driveway parking and double garaging/carport with separate workshop. There is an internal courtyard with gate leading to the lawned rear garden. The overall plot measures some 125ft x 90ft (38m x 27m). With anticipation of a high demand, we would strongly recommend pre-booking your viewing appointment as soon as possible. There is no forward chain.

£695,000

KEY FACTS

TENURE: Freehold

EPC RATING: TBC

COUNCIL TAX BAND: 'F'



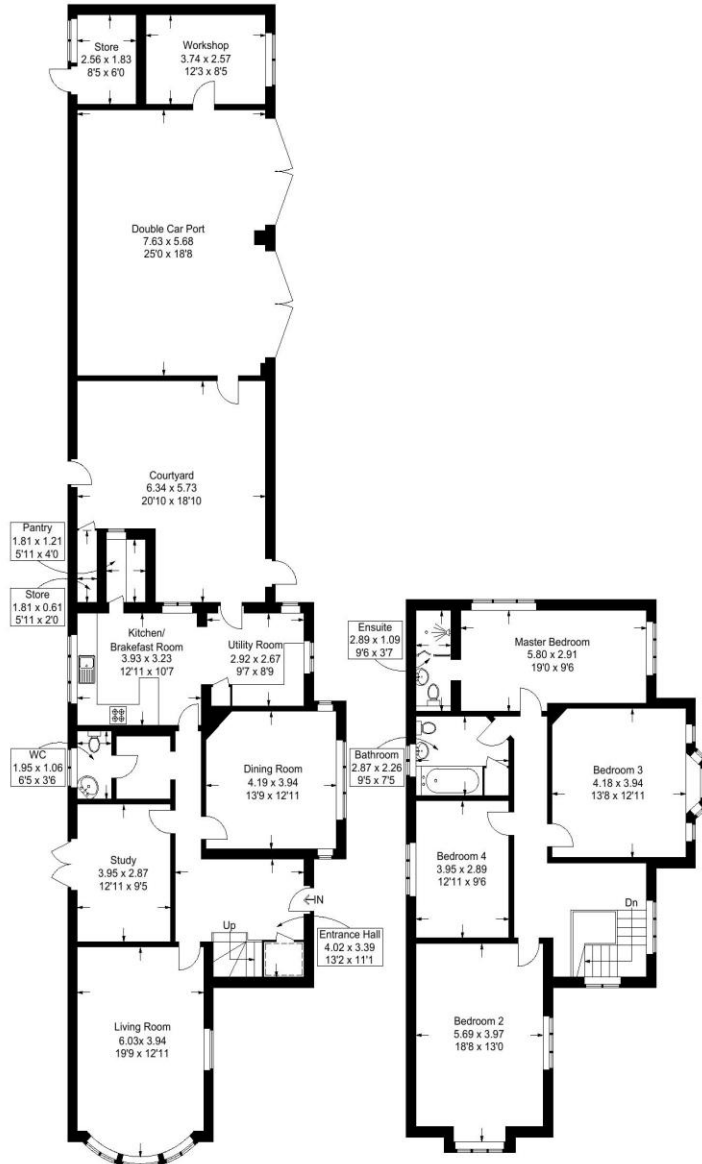
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Queen Anne's Drive, Bedhampton

Approximate Gross Internal Area = 297.3 sq m / 3200 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 1.4 sq m / 15 sq ft
 Total = 298.7 sq m / 3215 sq ft



Ground Floor

= Reduced headroom below 1.5m / 5ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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