

## £459,995

FOREST ROAD, DENMEAD, PO7 4QX



- Two Double Bedrooms
- Entrance Porch
- Sitting Room with Wood Burner
- Fitted Kitchen/Diner
- Lounge Overlooking The Garden
- Downstairs Cloakroom
- Modern First Floor Shower Room
- Double Glazed Windows & Calor Gas Heating
- Generous Southerley Facing Rear Garden
- 15'9" x 9'2" Summer House/Games Room
- Off Street Parking
- 19' 10" x 11' 3" Garage/Workshop

### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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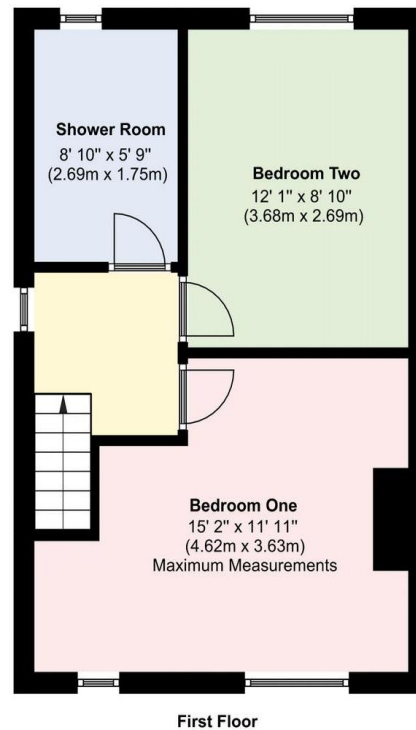
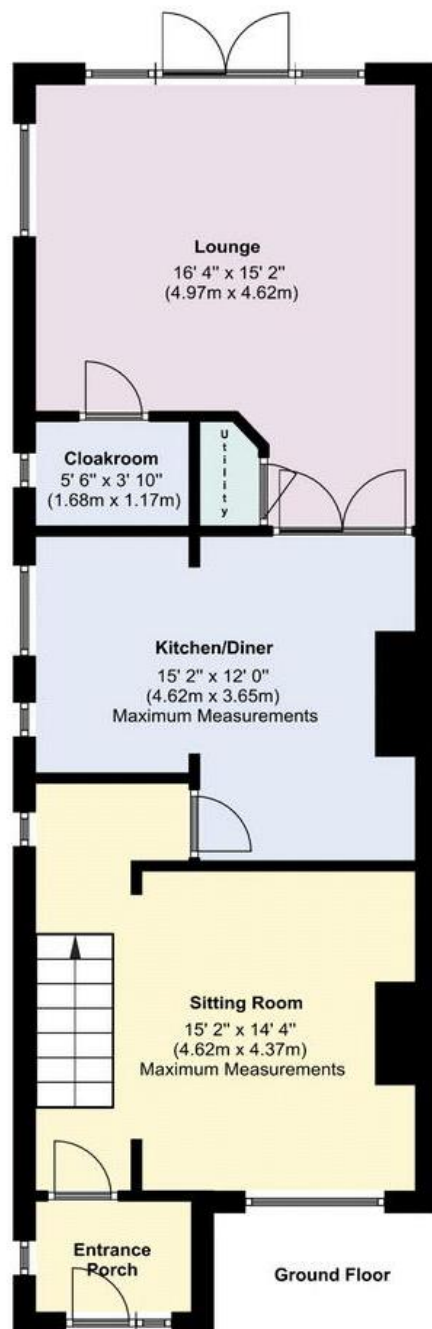
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Property Reference: P2625

Council Tax Band: D

Floor Plans (For illustrative purposes and not drawn exactly to scale)



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## The Accommodation Comprises:-

Part double glazed composite front door with matching side panel into:

### Entrance Porch:-

5' 7" x 4' 1" (1.70m x 1.24m)

UPVC double glazed porthole style window to side elevation, electric heater, wood effect flooring and flat ceiling. UPVC part double glazed internal door into:

### Sitting Room:-

15' 2" x 14' 4" (4.62m x 4.37m) Maximum Measurements

Dual aspect room with UPVC double glazed windows to front and side elevations, contemporary radiator, feature brick fireplace with wood burner inset, tiled hearth and wooden mantle shelf above, additional radiator, TV aerial point, stairs to first floor, wood effect flooring and flat ceiling. Door to:



### Kitchen/Diner:-

15' 2" x 12' 0" (4.62m x 3.65m) Maximum Measurements



### Kitchen:-

8' 9" x 5' 9" (2.66m x 1.75m)

Two UPVC double glazed windows to side elevation overlooking open fields, modern range of matching fitted base and eye level soft close units, granite worksurfaces, one and half bowl sink unit with extendable mixer tap, part tiled walls, built-in eye level oven and grill, electric induction hob with extractor canopy over, integrated dishwasher, tiled flooring and flat ceiling.



### Dining Area:-

12' 0" x 9' 1" (3.65m x 2.77m)

Space for table and chairs, recess for American style fridge/freezer, radiator and continuation of tiled flooring and flat ceiling. Glazed double opening doors to:

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**Lounge:-**  
16' 4" x 15' 2" (4.97m x 4.62m)

A dual aspect room with UPVC double glazed window to side elevation and UPVC double glazed French doors with matching side panels overlooking and accessing the rear garden with views towards open fields, radiator, engineered wooden flooring, flat ceiling with beam effect and door to utility cupboard with space and plumbing for washing machine. Further door to:



**Downstairs Cloakroom:-**  
5' 6" x 3' 10" (1.68m x 1.17m)

Opaque UPVC double glazed window to side elevation, suite comprising: Victoriana style wash hand basin inset vanity unit, close coupled WC, contemporary radiator with heated towel rail, continuation of engineered wooden flooring, extractor and flat ceiling.



**First Floor Landing:-**

UPVC double glazed porthole style window to side elevation overlooking open fields, radiator and flat ceiling. Doors to:

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## Bedroom One:-

15' 2" x 11' 11" (4.62m x 3.63m)

Two UPVC double glazed windows to front elevation, radiator, feature cast iron fireplace, access to part boarded loft via fitted ladder and flat ceiling.



## Shower Room:-

8' 10" x 5' 9" (2.69m x 1.75m)

Opaque UPVC double glazed window to rear elevation with additional feature glass bricks to front, modern suite comprising: double width walk-in shower cubicle with central rainwater shower head and additional handheld shower, wash hand basin inset vanity unit with mixer tap, close couple WC, contemporary radiator with heated towel rail, lighting and extractor activated by non-contact sensor switch, tiled walls with built-in shelving, fitted mirror fronted cupboard and flat ceiling with spotlighting inset.



## Outside:-

Ample shingle off street parking to front. Wooden gate and side pedestrian access leads to:



## Bedroom Two:-

12' 1" x 8' 10" (3.68m x 2.69m)

UPVC double glazed window to rear elevation overlooking the garden and open fields, radiator and flat ceiling.



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## Rear Garden:-

Southerly aspect, enclosed, generous size, views over open fields, extensive patio area, water tap, shingle and shrub borders, raised flower beds, outside lighting, power sockets, raised decking area with space for table and chairs for socialising and entertaining purposes, lower lawn section, wooden summerhouse/games room 15' 9" x 9' 2" (4.80m x 2.79m) with double glazed windows and power connected. Five bar gate leads to additional hard standing area and rear vehicular access.



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**Garage/Workshop:-**

19' 10" x 11' 3" (6.04m x 3.43m)

Main up and over door, side courtesy door and power connect.

**Agent's Note:-**

This property has Calor gas heating and cesspit drainage.

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