



25 Leigh Road, Havant, Hampshire PO9 2ET



Coombe Leigh offers an opportunity to purchase a spacious and versatile five-bedroom detached home, benefiting from multiple reception rooms, Secluded mature garden, a double garage and ample parking. Situated within walking distance of Havant Train Station. The accommodation is arranged over two floors and features spacious rooms with high ceilings. Accommodation comprises: Entrance Hall leading to Sitting Room with sliding doors to the rear garden, Bedroom Five/ Study, Cloakroom, Kitchen Diner, Utility Room, Family Room and Spacious Home Office with dual aspect and door to rear garden. The ground floor also benefits from internal access to the double garage. On the First Floor there are four bedrooms, the master bedroom benefits from dressing room, large ensuite and views to the rear garden. Family Bathroom with whirlpool bath and a further Shower Room. Outside is a well maintained, secluded rear garden with covered decking area, mature shrubs, laid to lawn, summer house, shed, and side access. To the front of the property there is a driveway providing ample parking leading to the double garage. Viewing is highly recommended to truly appreciate the versatile accommodation.

- Detached Family Home
- Versatile Living Accommodation
- Multiple Reception Rooms
- Large Home Office
- Bedroom Five/ Study
- Five bedrooms. Master bedroom with ensuite and dressing room
- Family Bathroom and additional Shower Room
- Utility Room

Asking Price
£760,000
Freehold





Accommodation

Ground Floor:

- Entrance Hall
- Sitting Room, with doors opening onto the Garden
- Bedroom Five/ Study
- Cloakroom
- Kitchen, Diner/ Family Room, with doors leading to garden
- Office with door leading to garden
- Utility
- Door to integral double garage

First Floor:

- Bedroom One, with Dressing room and ensuite
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Family Bathroom
- Shower Room

External:

- Driveway
- Double Garage
- Side access leading to a large private enclosed rear garden
- Shed
- Summer House





Location

Located within easy reach of the A27, A3(M), numerous bus routes, and a very short walk from Havant Train Station providing easy links to London Waterloo and London Victoria. The property is within walking distance of central Havant with its range of shops including Marks and Spencer, Waitrose and Next, various local cafes and restaurants.

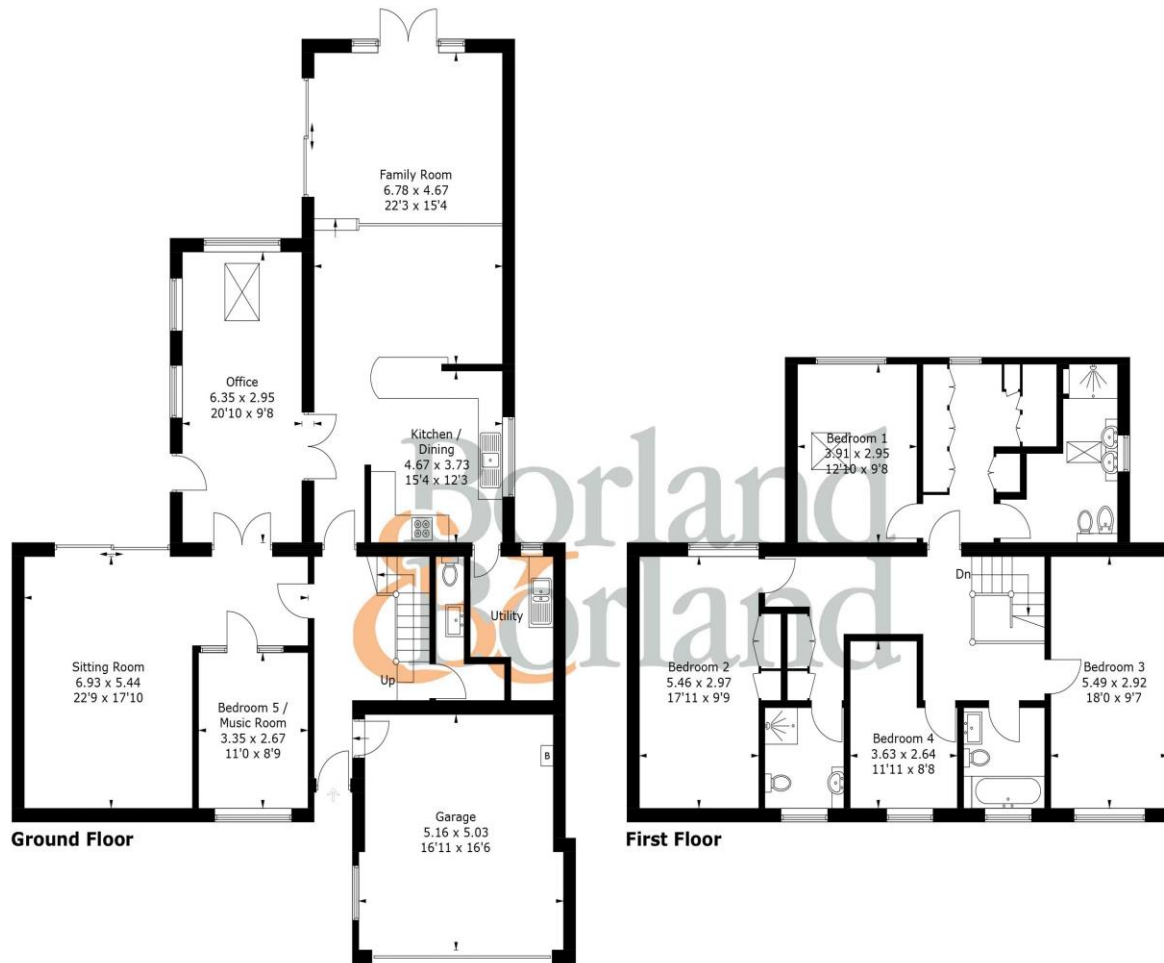
There are many walks to be enjoyed locally at Langstone and Emsworth and nearby Rowlands Castle.





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Approximate Gross Internal Area = 265.1 sq m / 2853 sq ft
(Including Garage)



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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID993696)



Directions

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