


**Old Brewery Way, Horndean, Waterlooville**

Offers in excess of: £370,000

MANN













Located in the Horndean area, this modern three-bedroom family home offers well-proportioned accommodation arranged over two floors, together with off-road parking and an easy-to-maintain rear garden.

On the ground floor, the property benefits from a welcoming entrance hall leading into the impressive 18ft lounge/dining room, providing a generous and versatile space for both relaxing and entertaining. The separate kitchen is positioned to the rear and offers a practical range of wall and base units with space for appliances. A convenient downstairs WC completes the ground floor accommodation.

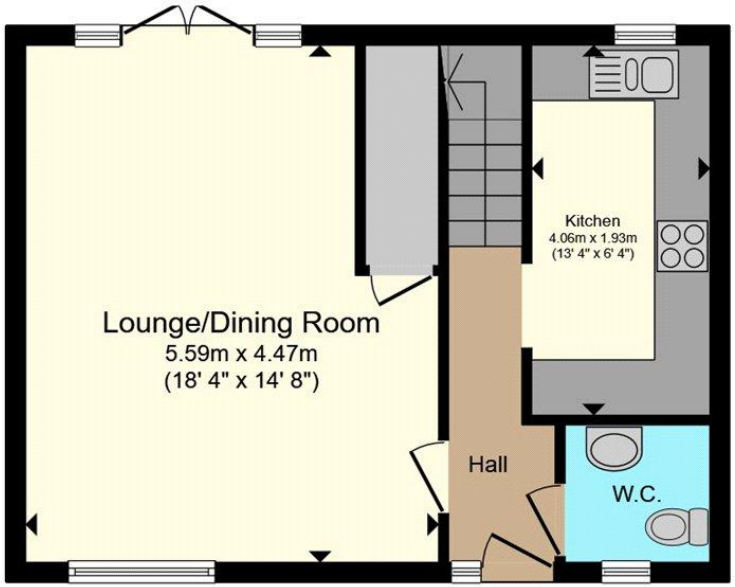
To the first floor are three well-proportioned bedrooms, with the principal bedroom measuring approximately 11’9” x 11’2”. The second bedroom is also a comfortable double, while the third bedroom provides a versatile additional bedroom, nursery or home office. The first floor is further complemented by a family bathroom and separate en-suite shower room.

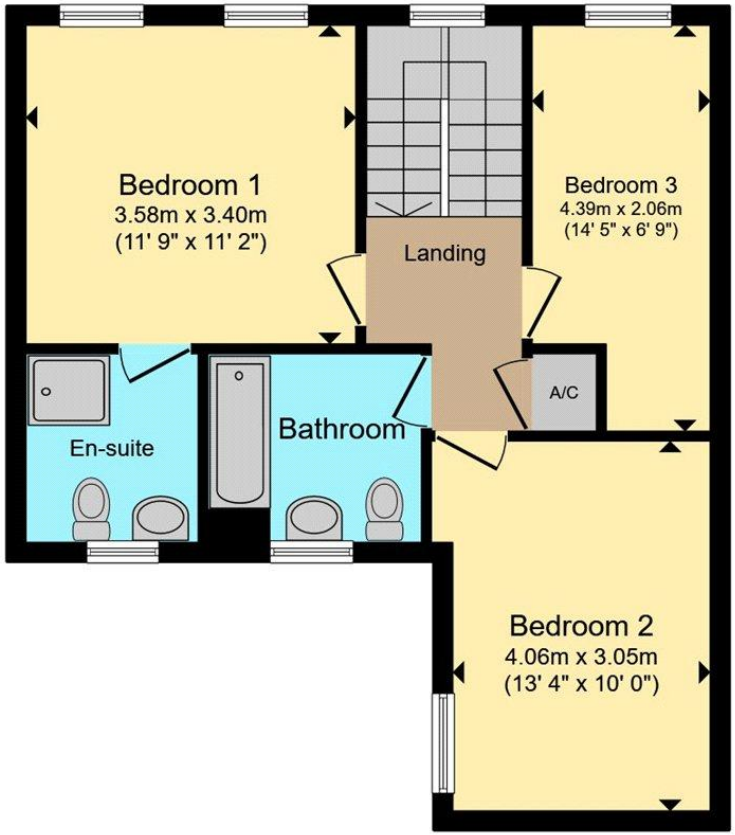
Externally, the property benefits from off-road parking to the front and to the rear, while the rear garden has been designed to be easy to maintain.

Offering modern accommodation throughout and excellent versatility for a growing family, this is an ideal family home and an early viewing is highly recommended. Contact us today to arrange an appointment.








## Ground Floor

## First Floor

Total floor area 90.8 m² (977 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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