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**O'HARA**  
 PROPERTIES & ESTATES

ROSEMARY WAY | WATERLOOVILLE | PO8 9DQ

£450,000



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# WELCOME *Home*

O'Hara Properties and Estates welcome to you this 2-bedroom detached bungalow in the popular area of Horndean.

This property offers an abundance of outside space, including a garage and ample off-road parking for multiple vehicles.

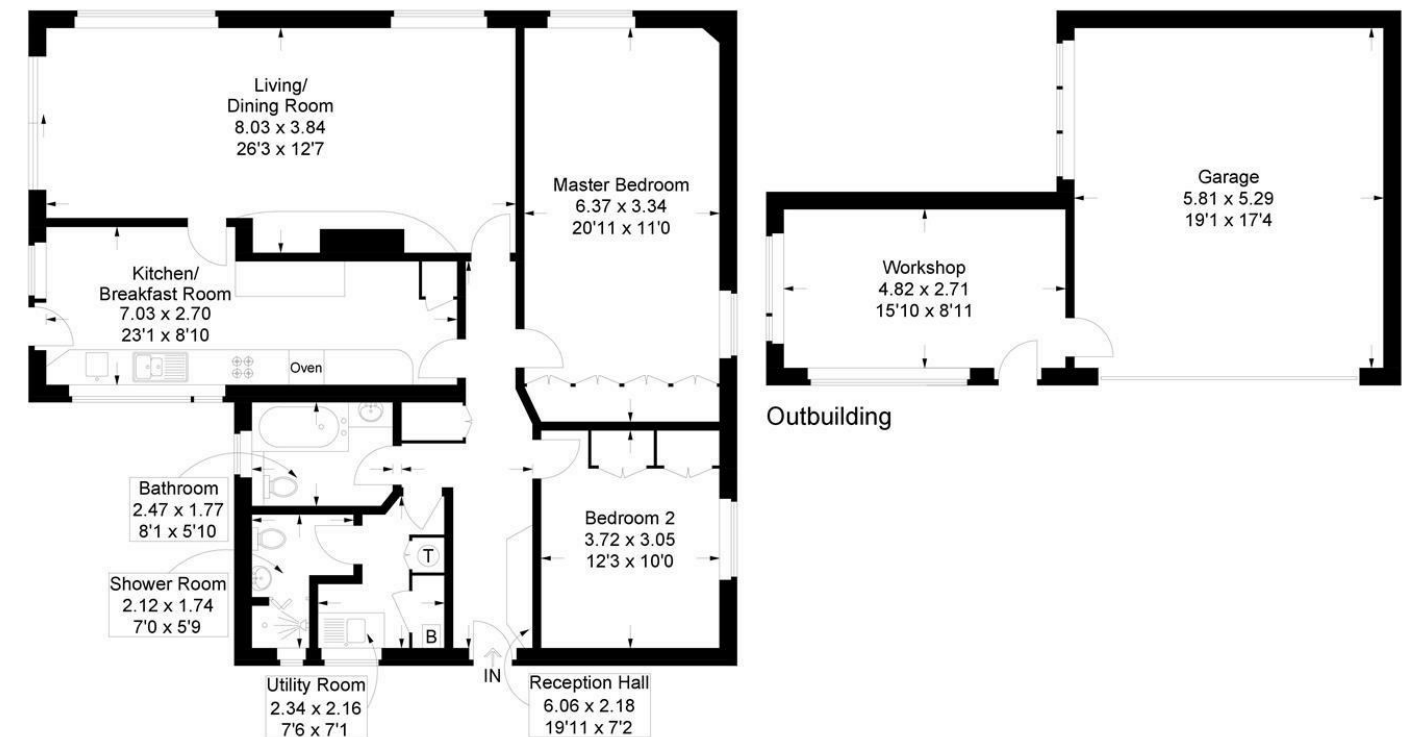
The location of this property is close to local amenities and bus routes.

This is a must view property. To book now please call 02392259822



## Rosemary Way, Horndean

Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft  
Outbuilding = 45 sq m / 484 sq ft  
Total = 151.9 sq m / 1635 sq ft



Ground Floor

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



#### PROPERTY DESCRIPTION

This beautifully maintained property set on a large corner plot is surround by an enchanting garden, featuring luscious greenery, patio area and woodlands that's perfect for nature. The garden includes an outhouse with a workshop space. The spacious main bedroom features large windows that let in an abundance of natural light. It is completed with plenty of built in storage space with wardrobes and a built-in dressing table. The second bedroom is also generously sized with built in wardrobes. The extensive living area is open plan with double doors overlooking the peaceful garden. Leading off from the living room you have the well-maintained kitchen that provides ample storage and worktop space. The vast loft space gives the perfect opportunity to extend the property. Additional features to this property include bathroom, shower room, utility, garage and off-street parking.

#### RECEPTION HALL

#### LIVING/DINING ROOM

#### KITCHEN

#### MASTER BEDROOM

#### BEDROOM 2

#### BATHROOM

#### SHOWER ROOM

#### UTILITY ROOM

#### GARAGE

#### WORKSHOP

#### DISCLAIMER

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

#### ADDITIONAL INFORMATION

Tenure marketed as: Freehold  
Property type: Bungalow  
Council Tax band: D  
Authority: East Hampshire District Council  
Parking: Yes  
Heating: Central Heating  
Water Supply: Main water supply  
Broadband: Ultrafast broadband available  
Solar panels: No  
Public right of way: No



## FEATURES

- LARGE DRIVEWAY
- QUIET ROAD
- BEAUTIFULLY MAINTAINED
- EXTENSIVE GARDENS
- CORNER PLOT
- PROBATE PROPERTY

