
Jeffries & Dibbens
estate and letting agents
£448,000
21 Fern Drive
Havant, PO9 2YH

PROPERTY SUMMARY

Offered with No Forward Chain, this spacious four double bedroom house is located in a highly regarded cul-de-sac just to the North of Havant Train Station. This spacious family home benefits from a contemporary fitted kitchen/diner, separate lounge, bright & airy conservatory, utility room & WC and access to the integral garage. The first floor landing leads to four well proportioned bedrooms with ensuite to master and the family bathroom suite. Externally, off road parking is offered via the driveway and there is a South facing rear garden. Conveniently located less than half a mile from the mainline train station and with ample amenities and eateries in Havant Town Centre, there is also easy reach to the A27. We highly recommend an internal viewing to appreciate the space on offer, contact us to arrange your appointment.

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HALLWAY

LOUNGE 16' 6" x 10' 11" (5.03m x 3.33m)

KITCHEN/DINER 21' 3" x 9' 10" (6.48m x 3m)

CONSERVATORY 13' x 7' 10" (3.96m x 2.39m)

UTILITY ROOM

WC

GARAGE 16' 6" x 8' 6" (5.03m x 2.59m)

LANDING

BATHROOM 6' 6" x 6' (1.98m x 1.83m)

BEDROOM ONE 15' 2" x 11' (4.62m x 3.35m)

ENSUITE

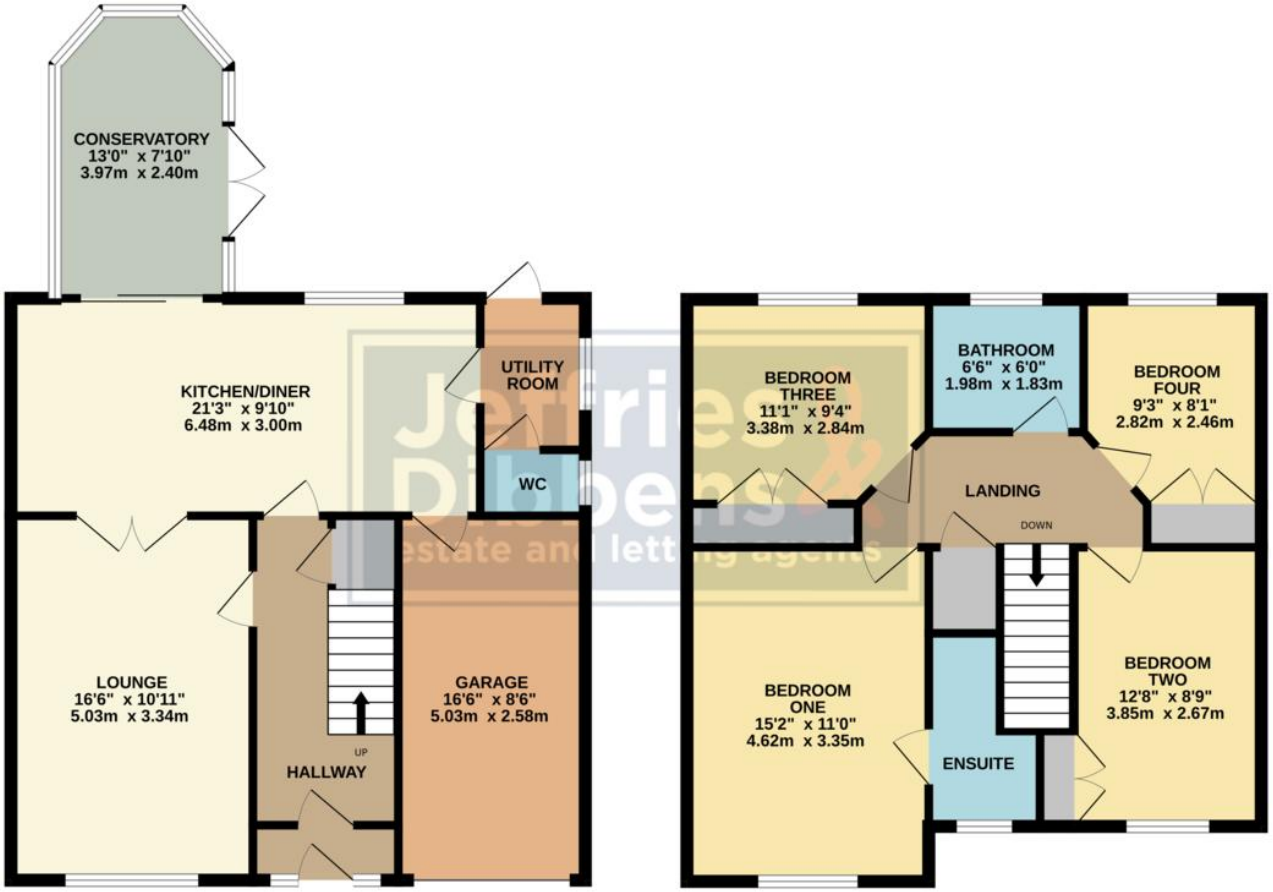
BEDROOM TWO 12' 8" x 8' 9" (3.86m x 2.67m)

BEDROOM THREE 11' 1" x 9' 4" (3.38m x 2.84m)

BEDROOM FOUR 9' 3" x 8' 1" (2.82m x 2.46m)

GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.

1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1431 sq.ft. (132.9 sq.m.) approx.

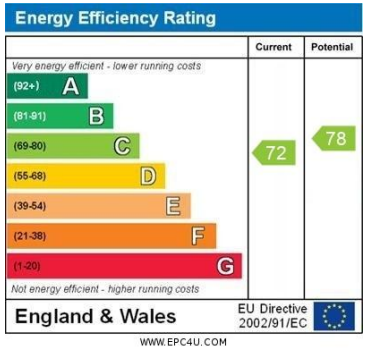
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Jeffries & Dibbens estate and letting agents

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