

# Glenbrook Walk

Fareham | Hampshire | PO14 3AH



Guide Price: £280,000 - £290,000

**Chapplins**  
A family business



## A family business

### Overview

- Four/five bedroom semi-detached house
- Lounge/diner
- Modern fitted kitchen
- Private rear garden
- Off street parking for multiple vehicles
- Converted garage
- Modern fitted bathroom
- Gas central heating and fully double glazed



***GUIDE PRICE £280,000 to £290,000. fantastic four bedroom semi-detached family home located in a quiet cul de sac. Well presented throughout and benefits from 2 reception rooms, modern fitted kitchen, off street parking for multiple vehicles, modern fitted bathroom and private rear garden.***



On approach there is a block paved drive offering off street parking for multiple vehicles, through a UPVC door into an entrance hall with doors to principal rooms. On the ground floor there is a downstairs cloakroom, generous open plan lounge/diner, modern fitted kitchen, converted garage offering a separate family room. On the first floor there are four bedrooms and a modern fitted family bathroom.



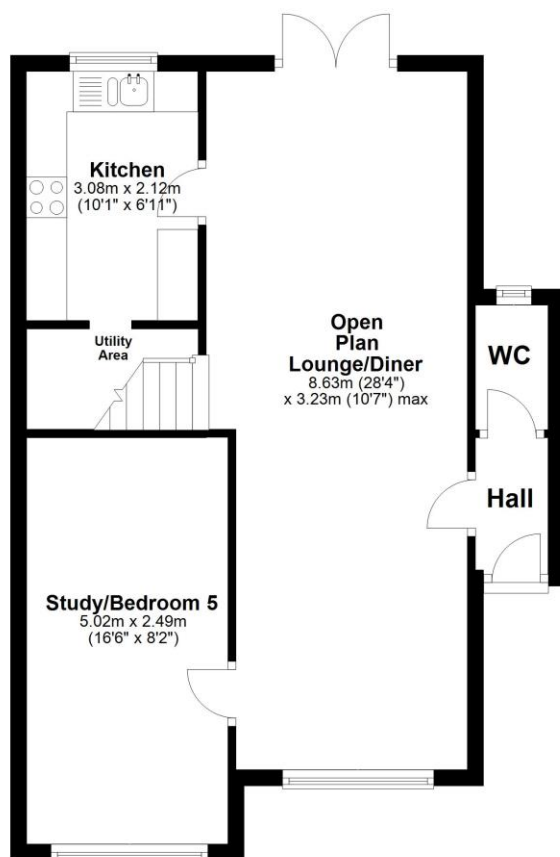
The private rear garden is accessed from French doors leading from the lounge and there is gated rear access from the side. There is a paved patio area adjacent to the property with steps up to a laid lawn, raised flower beds and stepping stones leading to the rear access. There are wooden fence boundaries.



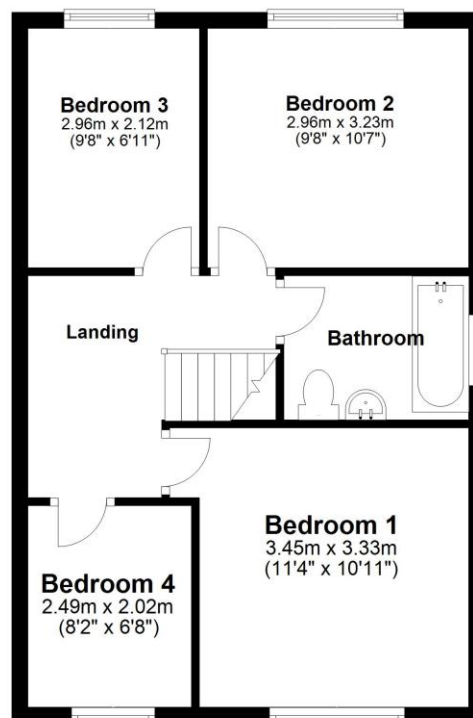
## Directions

From Fareham railway station proceed along the A27 and at the third set of traffic lights turn left into Peak Lane and first right into Greyshott Avenue. Take the third left into Langstone Walk and Glenbrook Walk is the first turning on the right. The property can be found on the right hand side as indicated by our For Sale board.

## Ground Floor



## First Floor



Total area: approx. 98.4 sq. metres (1058.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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9 West Street, Fareham, Hampshire, PO16  
0BG

01329 283330

fareham@chapplins.co.uk

www.chapplins.co.uk

This floor plan is provided for the visible guidance to prospective purchasers and is not designed to scale.

Please be aware that due to an update to the Money Laundering Regulations 2007 we are now required to carry out ID checks for all purchasers and we ask that this is made available to us at the point of offer.

#### THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPRS) / VENDOR QUESTIONNAIRE.

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability, the vendor questionnaire (which is available at our office) and make an appointment to view before travelling to see a property.