

Bourne

ESTATE AGENTS



12 Leachman Way, Petersfield, Hampshire, GU31 4FL

Offers in excess of £800,000

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The property boasts four double bedrooms in a quiet location within easy walking distance to shops, schools and the mainline station. Built in 2016 by David Wilson Homes this modern home offers a fantastic location, perfect for a growing family.

At the front of the property is a lounge. To the rear is the kitchen dining room with a bay out to the garden. The kitchen and dining room features quartz worktops, integrated appliances and ample storage. Additionally the downstairs features a DSWC and separate utility room.

The first floor accommodation comprises of four double bedrooms and a modern family bathroom & modern ensuite shower room to the main bedroom. Additionally the second bedroom features a generous ensuite. The property also enjoys a rear landscaped garden, integral garage & driveway parking.

Freehold

- Beautifully Presented Throughout
- Cloakroom, Two Ensuite Shower Room and Family Bathroom
- Attractive, Enclosed Rear Garden
- Integral Garage with Eaves Storage
- Solar Panels
- Quality Kitchen with Integrated Appliances
- Sought After Location
- Catchment Area For Great Schools



Floorplan



1ST FLOOR
APPROX. FLOOR
AREA 842 SQ.FT.
(78.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 873 SQ.FT.
(81.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1715 SQ.FT. (159.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Location

The local market town of Petersfield offers a comprehensive range of shops, restaurants & amenities. Excellent transport links are close by to the property with Petersfield train station providing an hour long train service to London Waterloo & the A3 giving motorway links to local towns . The property is also within catchment area for local infant, primary & secondary schools. You'll also find the 'Heath' within walking distance of the property as well as 'Queen Elizabeth Country Park' being close by.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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