





17 Queens Crescent

Horndean, PO8 9NB

- FOUR BEDROOM SEMI-DETACHED CHALET STYLE HOME
- SPACIOUS KITCHEN/DINING ROOM OVERLOOKING THE GARDEN
- LARGE FIRST FLOOR PRINCIPAL BEDROOM SUITE WITH EN-SUITE
- FABULOUS SOUTH-FACING REAR GARDEN ON A GENEROUS PLOT
- TWO BATHROOMS INCLUDING EN-SUITE SHOWER ROOM
- EXTENSIVE DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- IMPRESSIVE SITTING ROOM WITH VAULTED CEILING
- CLOSE TO POPULAR HORNDEAN SCHOOLS

Situated on a fabulous south-facing plot in popular Horndean location, this beautifully presented four-bedroom semi-detached chalet-style home offers versatile and spacious accommodation, ideal for growing families. Conveniently positioned within easy reach of highly regarded local schools, the property combines generous living space with an impressive garden and extensive off-road parking.



The accommodation is arranged over two floors and extends to approximately 1,386 sq ft. Upon entering, a welcoming hallway provides access to three well-proportioned ground floor bedrooms, all offering flexibility for family living, guest accommodation or home working. A stylish family bathroom serves this floor.

To the rear of the property, the bright and spacious kitchen/dining room enjoys lovely views across the garden and provides an excellent social space for everyday family life and entertaining. The attractive fitted kitchen offers ample storage and worktop space, while French doors open directly onto the patio and south-facing garden beyond.

The impressive sitting room is undoubtedly a standout feature of the home, boasting a vaulted ceiling that creates a wonderful sense of space and light, together with doors opening onto the rear garden, seamlessly blending indoor and outdoor living.

Occupying the entire first floor is a superb principal bedroom suite, providing a private retreat away from the main living accommodation. The generous bedroom is complemented by a large adjoining dressing area and a contemporary en-suite shower room.

Externally, the property enjoys a substantial frontage with a large driveway providing parking for multiple vehicles. To the rear, the south-facing garden is a particular highlight, extending to an impressive length and offering a high degree of privacy. Predominantly laid to lawn with mature hedging and established trees, it provides an ideal environment for children, pets and outdoor entertaining.

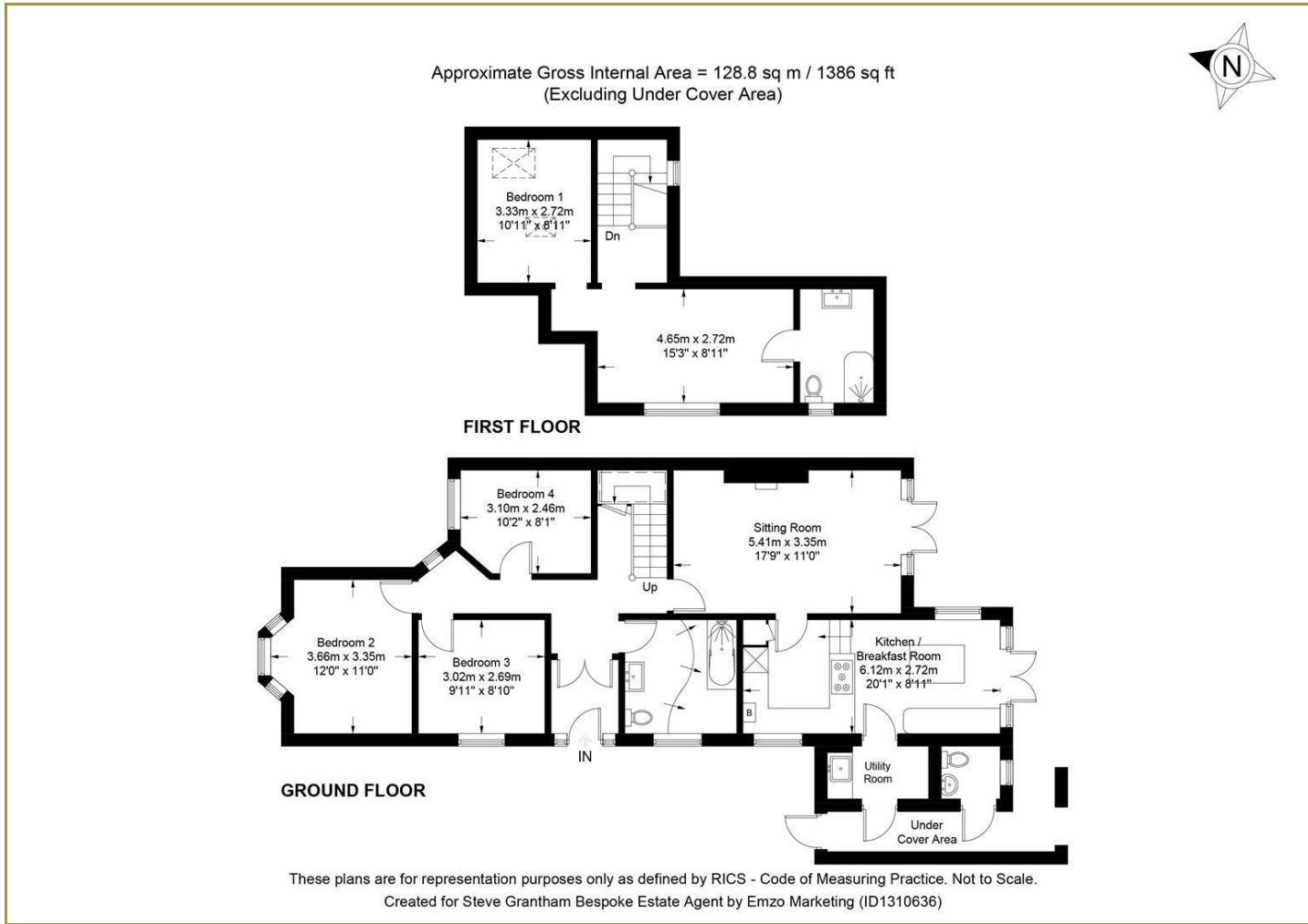
This attractive home offers the perfect balance of space, versatility and location, making it an excellent choice for families seeking a property within close proximity of popular Horndean schools, local amenities and transport links.



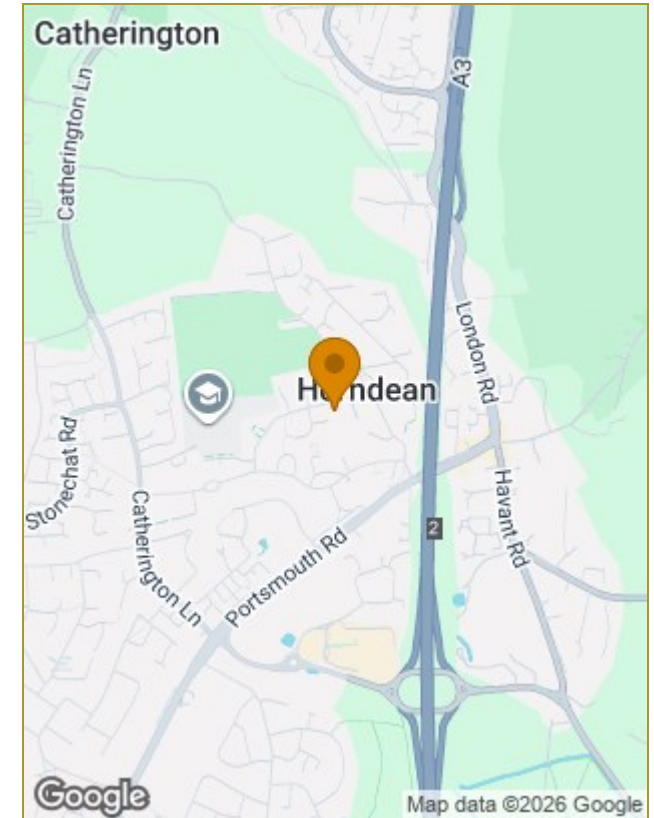




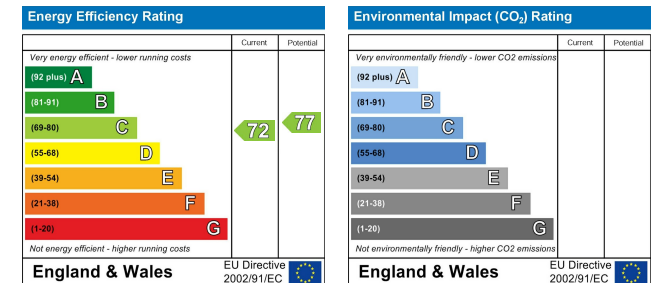
Floor Plans



Location Map



Energy Performance Graph



Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 inc. VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.