









# 3 Camelia Close

Denvilles, PO9 2FQ

- EXTENDED SEMI DETACHED HOME
- TWO BATHROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- GROUND FLOOR CLOAKROOM
- FOUR BEDROOMS
- DRIVEWAY & GARAGE
- UTILITY ROOM

\*Guide Price £425,000-£440,000\*

Positioned in a popular residential area of Denvilles, this extended four bedroom semi-detached home offers well-balanced and versatile accommodation, ideal for modern family living. The property has been thoughtfully enlarged and improved over time, creating a layout that flows well while providing generous living and bedroom space throughout.



Price guide £425,000



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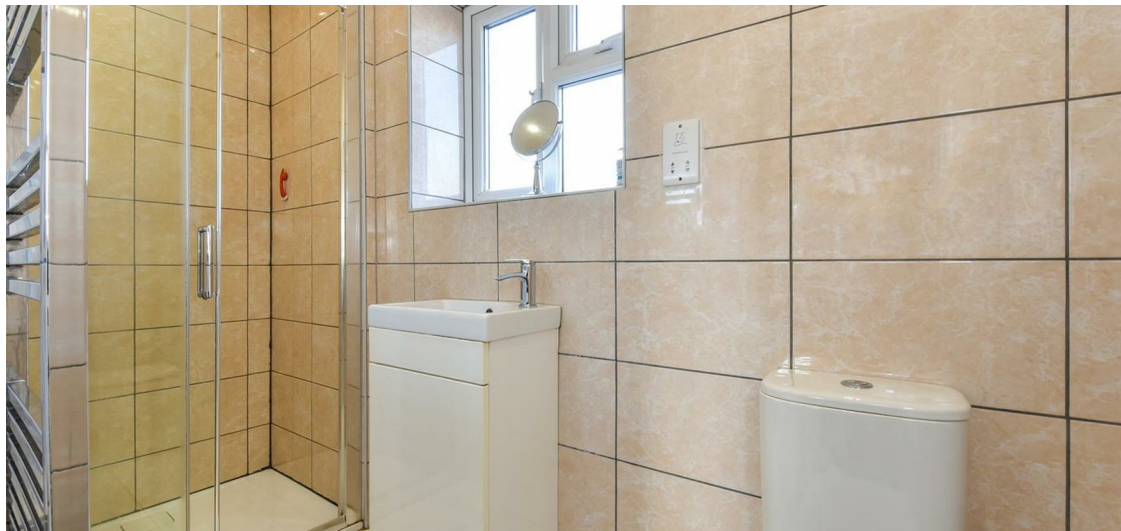
On the ground floor, the welcoming entrance hall leads through to a comfortable sitting room overlooking the front of the property, offering a cosy yet spacious area to relax. To the rear, the heart of the home is the impressive kitchen and breakfast room, fitted with a comprehensive range of units and work surfaces, complemented by integrated appliances and ample space for a family dining table. This room opens naturally into the adjoining dining room, which benefits from garden views and provides an excellent setting for entertaining or everyday family meals. A separate utility room adds valuable practicality and gives access to the integral garage, while a downstairs cloakroom completes the ground floor accommodation.

Upstairs, the first floor offers four well-proportioned bedrooms. The principal bedroom is a generous double with ample space for freestanding furniture, while the remaining bedrooms provide flexible options for children, guests or those working from home. One of the bedrooms is currently arranged as a study, highlighting the adaptability of the layout. The family bathroom is modern in style and fitted with a contemporary white suite, serving all bedrooms comfortably.

Externally, the property enjoys an enclosed rear garden that is mainly laid to lawn with a paved seating area, making it well suited for both children and outdoor entertaining. The garden offers a good degree of privacy and a pleasant outlook from the rear living spaces. To the front, there is off-road parking leading to the garage, providing convenient storage or additional parking if required.

Situated within easy reach of local schools, amenities and transport links, including nearby rail connections and access to the A27, this extended family home combines a desirable location with generous accommodation and practical living space, making it an excellent opportunity for buyers seeking a long-term home in Denvilles.

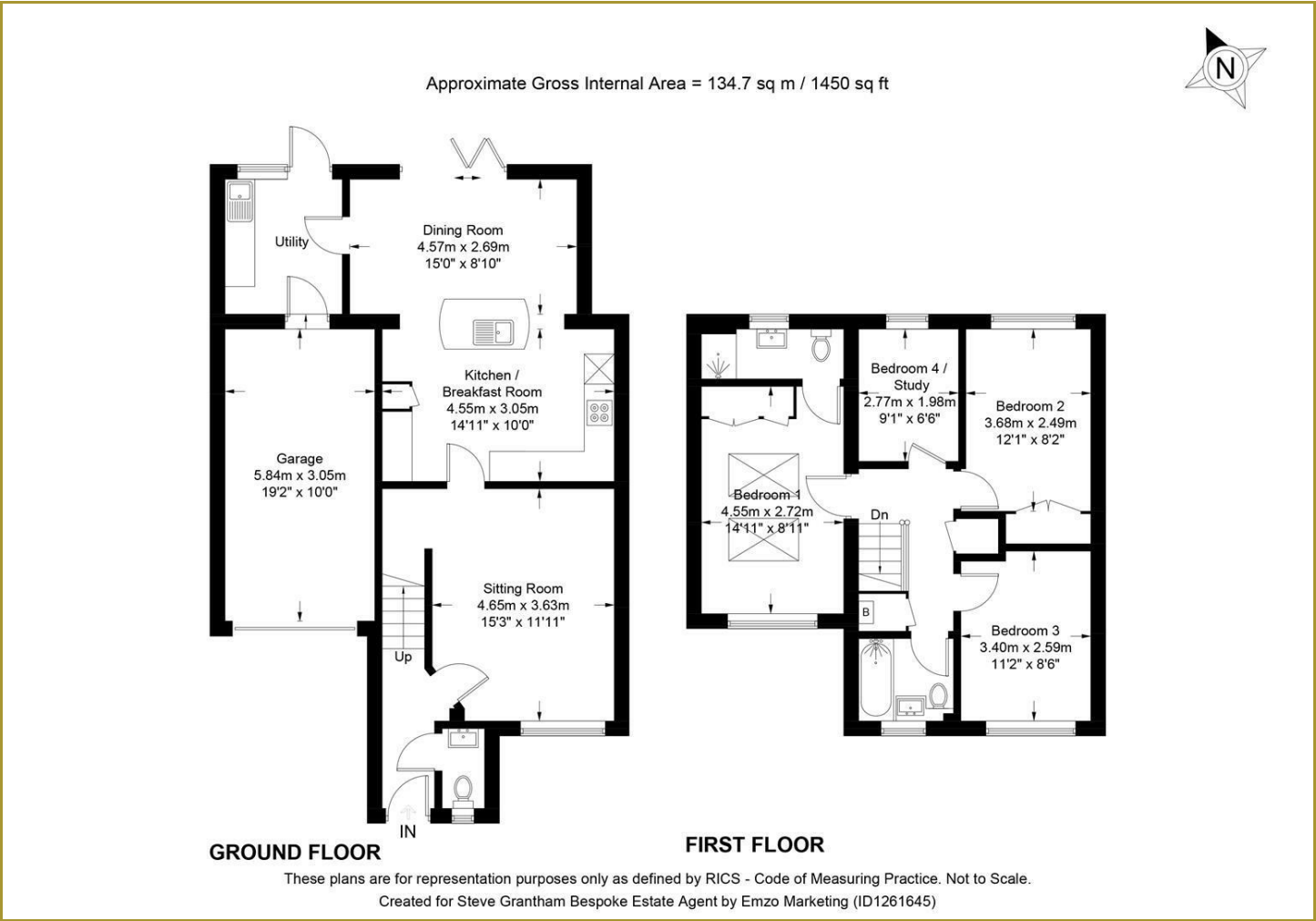




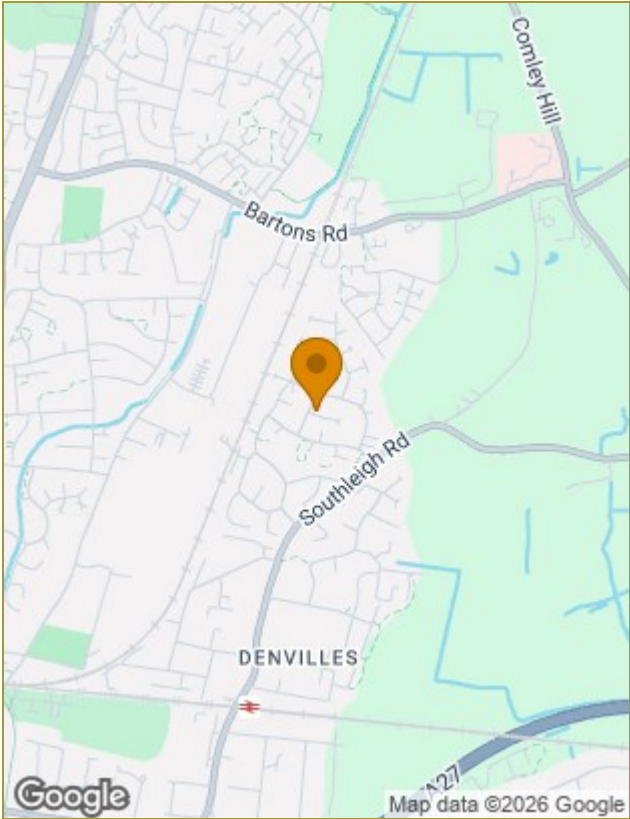




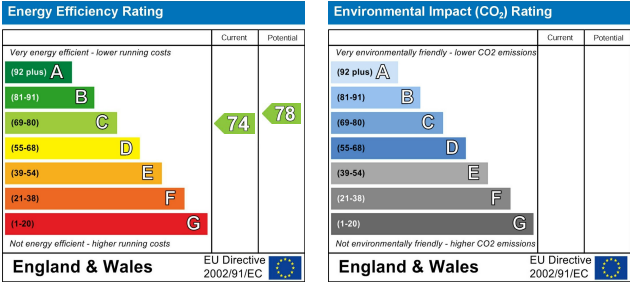
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

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.