





# 43a The Yews

Horndean, PO8 0BH

- THREE BEDROOM LINK-DETACHED HOME
- DRIVEWAY PROVIDING OFF-ROAD PARKING AND GARAGE
- CONSERVATORY OVERLOOKING THE REAR GARDEN
- EASY ACCESS TO THE A3 AND EXCELLENT COMMUTER LINKS
- CUL-DE-SAC LOCATION IN HORNDEAN
- MODERN KITCHEN/DINING ROOM WITH BREAKFAST ISLAND
- BEAUTIFULLY PRESENTED THROUGHOUT
- LANDSCAPED WEST-FACING REAR GARDEN

Situated in a quiet residential cul-de-sac, this well-maintained three-bedroom link-detached home offers bright, spacious accommodation throughout and is perfectly suited to families, professional couples or those looking to enjoy a peaceful location with excellent commuter links.



The property is approached via a private driveway providing off-road parking and leading to the attached garage, while the attractive frontage creates an excellent first impression.

Stepping inside, the welcoming entrance hall provides access to a convenient ground floor cloakroom and a generous sitting room, a comfortable and inviting space with a large front-facing window allowing plenty of natural light to flood the room. Double doors create a seamless flow through to the modern kitchen/dining room, making it an ideal layout for both everyday family life and entertaining.

The stylish kitchen has been thoughtfully designed with a range of contemporary high-gloss units, generous worktop space and a central breakfast island, creating an impressive focal point. There is ample room for dining, while sliding doors open into the conservatory, providing an additional reception area that enjoys lovely views across the rear garden and offers an ideal place to relax throughout the year.

Upstairs, the first floor offers three well-proportioned bedrooms, including two comfortable doubles and a generous single bedroom, all served by a modern family bathroom. The property is presented in excellent decorative order throughout, allowing buyers to move straight in with minimal work required.

Outside, the west-facing rear garden has been attractively landscaped to create a wonderful outdoor space. A spacious patio provides the perfect setting for alfresco dining and summer entertaining, while terraced planting, established shrubs and areas of lawn combine to create a colourful and private backdrop, making the most of the afternoon and evening sunshine.

Located in the popular village of Horndean, the property enjoys easy access to local shops, schools and amenities, with the nearby A3 providing convenient routes to Portsmouth, Petersfield, Guildford and London, making it an excellent choice for commuters.

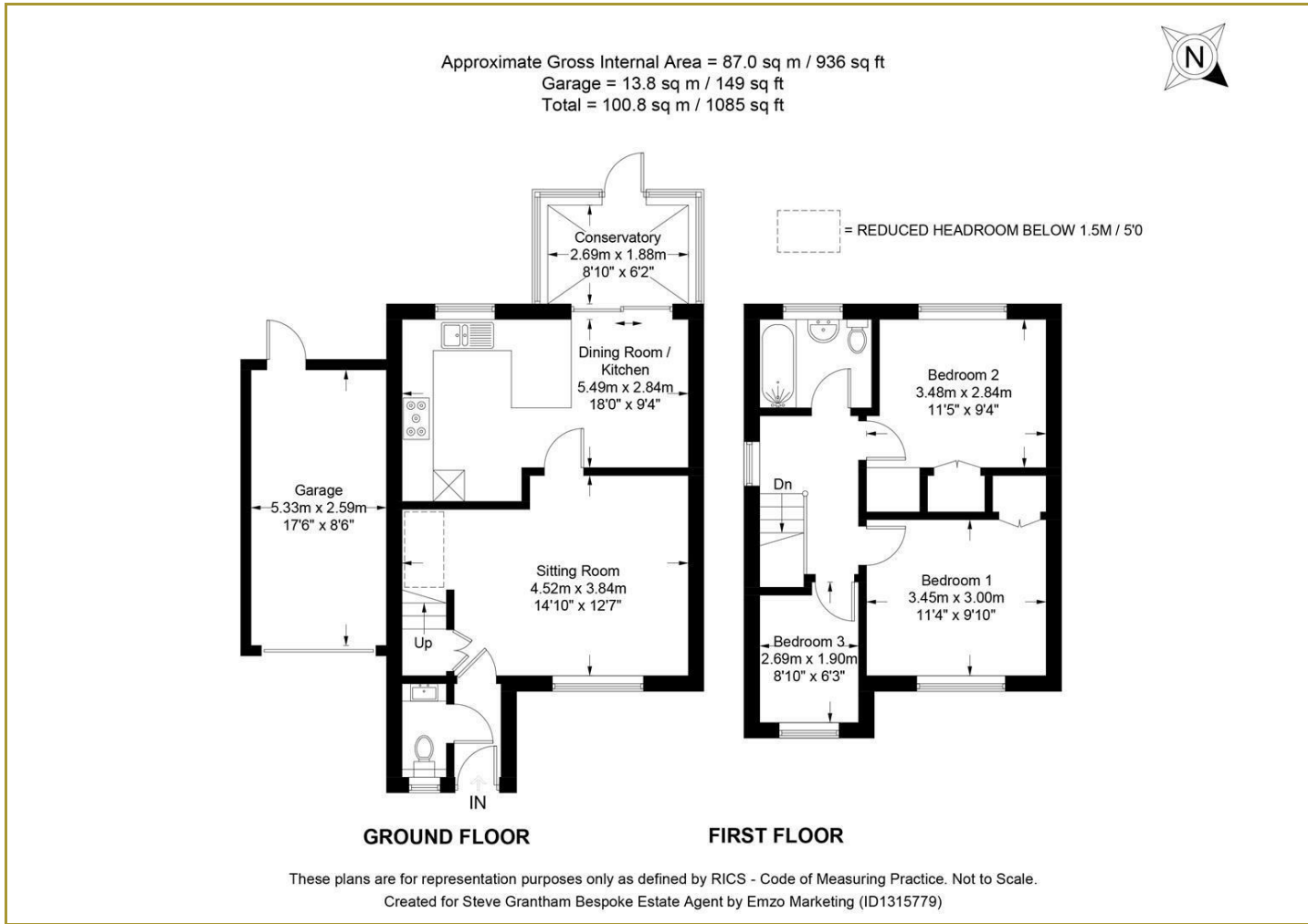
This is a superb opportunity to acquire a beautifully presented family home in a desirable cul-de-sac location, combining stylish accommodation, practical living space and a fantastic west-facing garden. Early viewing is highly recommended.



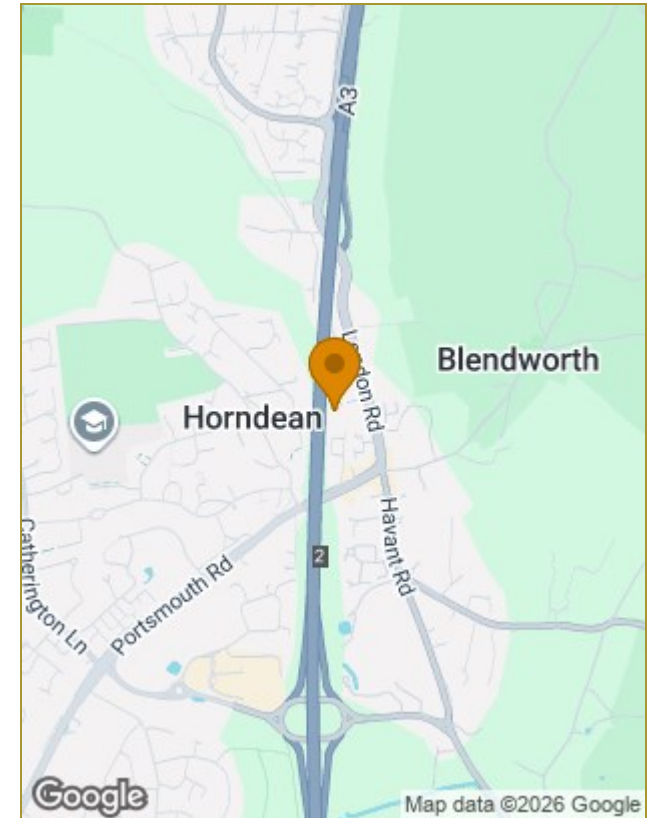




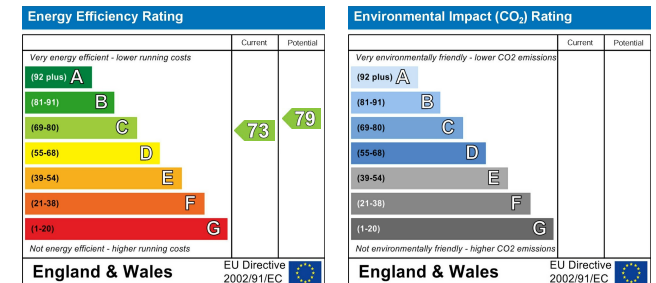
## Floor Plans



## Location Map



## Energy Performance Graph



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