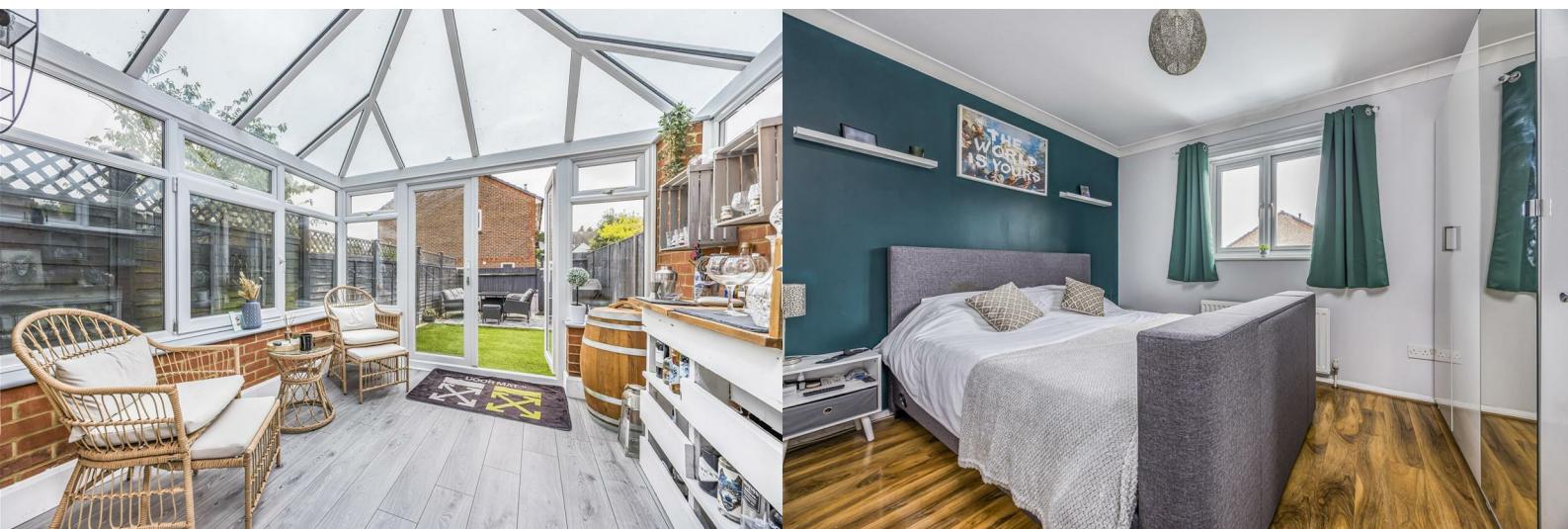




## 2 Tillington Gardens

Clanfield, Waterlooville, PO8 0XQ

Offers in the region of £290,000



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## The home...

This charming two-bedroom semi-detached home in Clanfield is ideal for a range of buyers, boasting a spacious social area and stylish decor. This property boasts more than the traditional two bedroom, with double doors open onto a conservatory, perfect for entertaining guests, making it an excellent starter home or the ideal final home to downsize to. The property exudes a welcoming atmosphere with its light-filled lounge and dining area, ideal for relaxing weekends.

The kitchen at the front has been replaced within the last 6 months and includes a range of sleek wall and base units with work surfaces over and space and plumbing for a range of freestanding kitchen appliances. There is ample storage for hats and coats, under the stairs leading to the first floor.

The upstairs has been thoughtfully updated with new flooring and decor, adding a fresh feel to the home. The generous room sizes provide flexible living options, with the second bedroom offering potential as a great office or study, depending on your needs.

Externally, to the front there is a double driveway providing parking for two cars off-road. There is also side pedestrian access to the rear garden, which is fence enclosed and presented in a low-maintenance way, with artificial turf and patio seating area.

Conveniently located near local shops, the home also benefits from a pleasant view of the green across the road, ensuring privacy and a peaceful setting within the sought after village of Clanfield. This home is ready for you to move in and enjoy immediately, offering a blend of comfort and style that is hard to find.

## Welcome to the village of Clanfield...

Clanfield, a village in Hampshire, England, is known for its picturesque setting near the South Downs National Park. The village offers a mix of modern amenities and historical charm, featuring local shops, pubs, and community facilities. Clanfield's architecture includes traditional English cottages and newer developments, reflecting its growth over the years. The area is popular for outdoor activities like hiking and cycling, thanks to its scenic landscapes and trails. With a close-knit community, Clanfield hosts various events and activities that bring residents together, fostering a friendly atmosphere while maintaining a peaceful, rural ambiance.



## Road Map



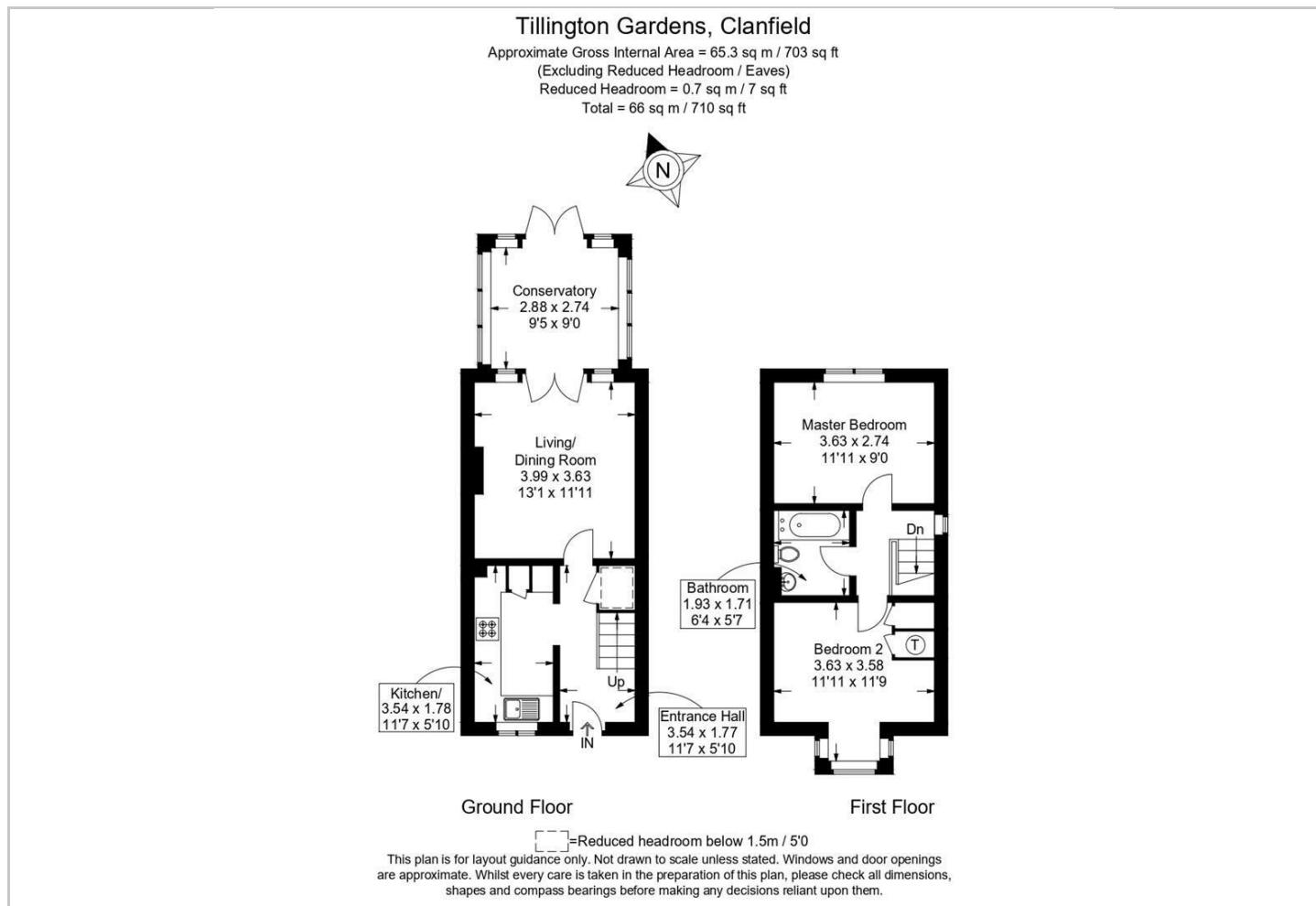
## Hybrid Map



## Terrain Map



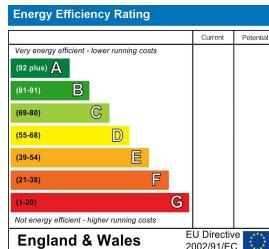
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.