



£480,000 Freehold



40 Rowlands Avenue  
Waterlooville  
Hampshire  
PO7 7RU

- Five Bedrooms
- Town Centre Location
- Large Rear Garden
- Double Garage

Email - [waterlooville@jeffries.co.uk](mailto:waterlooville@jeffries.co.uk) Tel - 023 9223 1100

“Jeffries Estate Agents are delighted to offer for sale this substantial, 5 bedroom, detached character property situated just a few minutes walk from Waterloo ville town centre and close to Jubilee Park. This wonderful family home offers both spacious and versatile accommodation as well as a detached double garage with considerable further off road parking. The very large rear garden is absolutely fabulous and really needs to be seen to be appreciated. This property will attract immediate interest so to avoid disappointment contact Jeffries as sole agents on 02392 231 100.”

**Gary Nealgrove, Branch Manager, Waterloo ville Office**

**ENTRANCE HALL**

Radiator, stairs to first floor with cupboard under. Door to:

**W.C**

Window to side, wash basin and W.C.

**LOUNGE**

18' 0" x 11' 10" (5.49m x 3.61m) Bay window to front and window side, two radiators, back boiler and fireplace. Door to dining room.

**BEDROOM FOUR/STUDY**

9' 11" x 7' 10" (3.02m x 2.39m) Window to rear, radiator, wash basin.

**KITCHEN/BREAKFAST ROOM**

14' 3" x 8' 9" (4.34m x 2.67m) Window to rear, radiator, work surfaces incorporating sink unit. Range of wall and base units with integrated fridge, dishwasher, oven, hob and extractor, granite breakfast bar. Door to:

**DINING ROOM**

14' 3" x 13' 11" (4.34m x 4.24m) Window to side and rear, two radiators. Door to:

**UTILITY ROOM**

Radiator, space for tumble dryer, space and plumbing for washing machine. Door to rear garden.

**FIRST FLOOR LANDING**

Window to side, radiator, access to loft. Door to:

**BEDROOM ONE**

13' 8" x 11' 01" (4.17m x 3.38m) Window to front, radiator, fitted wardrobes.

**BEDROOM TWO**

11' 10" x 10' 3" (3.61m x 3.12m) Window to rear and side, radiator. Door to balcony.

**BEDROOM THREE**

13' 0" x 8' 6" (3.96m x 2.59m) Window to front, radiator, airing cupboard and wardrobe.

**BEDROOM FIVE**

8' 0" x 7' 6" (2.44m x 2.29m) Window to rear, radiator.

**BATHROOM**

Window to rear, panelled bath with double headed shower over, wash basin and W.C.

**OUTSIDE**

**REAR GARDEN**

Patio area with pathway leading to lawned garden with feature pond area, greenhouse, two sheds.

**FRONT**

Lawn area, steps leading to front door. Hard stand providing off road parking leading to:

**DOUBLE GARAGE**

18' 5" x 15' 10" (5.61m x 4.83m) Electric up and over door, window and door to rear.

**AGENTS NOTE**

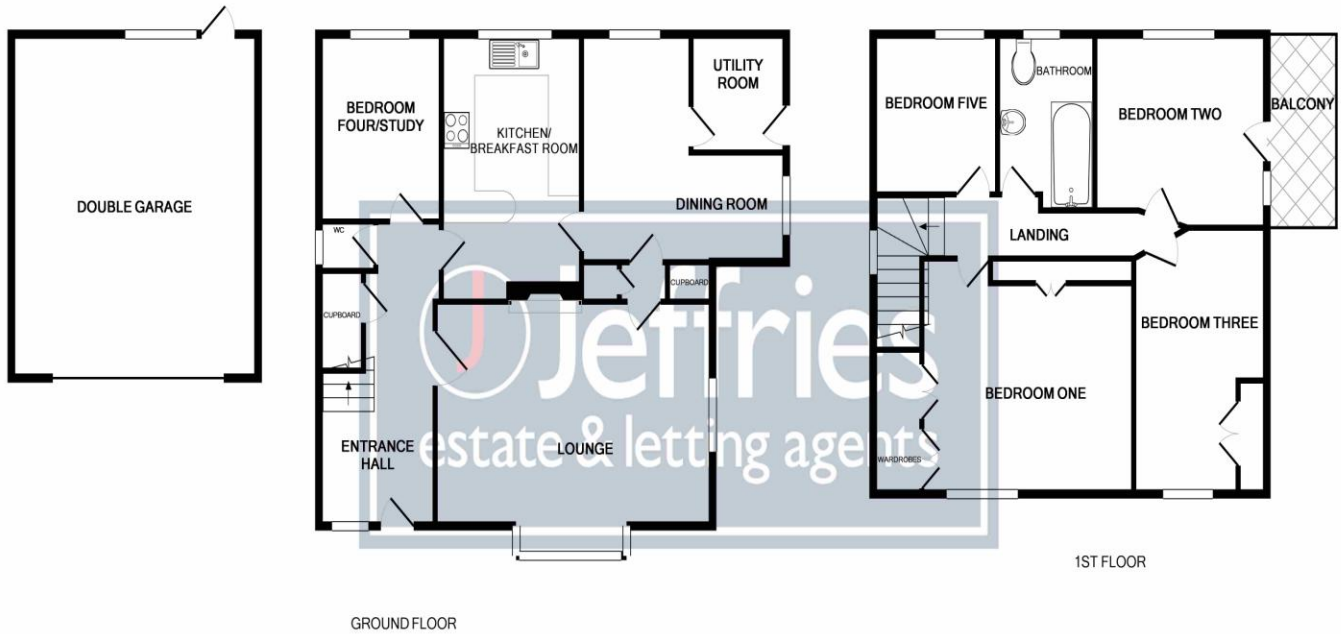
We have been informed by the current sellers the north/west corner of the property was underpinned 20 years ago.

Free solicitor quotes available on request



AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Partners Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

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