



Guide Price **£340,000** Freehold



21 Andrew Crescent  
Waterlooville  
Hampshire  
PO7 6BE

- Spacious Detached Property
- Garage & Off Road Parking
- Lovely Rear Garden
- Extended Accomodation

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

“Jeffries are delighted to offer for sale this extended, 4 bedroom, detached chalet bungalow situated in the popular 'Berg' estate area of Waterloo ville. This well presented and substantial property provides both spacious and flexible living accommodation as well as providing considerable off road parking. There is a conservatory overlooking the lovely rear garden, a fabulous fitted kitchen with separate dining room and an extended lounge. To avoid disappointment book your viewing today by calling 02392 231 100.”

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

**ENTRANCE PORCH**

Window to front, door to:

**HALL**

Radiator, airing cupboard. Door to:

**BEDROOM ONE**

10' 4" x 12' 9" (3.15m x 3.89m) Window to front, radiator.

**MUSIC ROOM/STUDY**

9' 4" x 7' 7" (2.84m x 2.31m) Window to front, radiator.

**SINGLE BEDROOM FOUR**

10' 10" x 7' (3.3m x 2.13m) Window to side radiator, fitted wardrobe.

**BATHROOM**

Window to side, radiator, shower, wash basin and W.C

**LOUNGE**

23' 17" x 11' 01" (7.44m x 3.38m) Window to rear and side, radiator, stairs to first floor, multi fuel log burner with stone fire place. Door to:

**CONSERVATORY**

11' 7" x 8' 3" (3.53m x 2.51m) Window to rear and side, sliding doors to rear garden.

**KITCHEN/DINER**

19' 19" x 11' (6.27m x 3.35m) Window to side and rear, two radiators, work surfaces incorporating sink unit, range of wall and base units with range style cooker and extractor over. Space for fridge, space and plumbing for dish washer and washing machine. Door to rear garden.

**FIRST FLOOR LANDING**

Door to:

**BEDROOM TWO**

15' 9" x 11' 4" (4.8m x 3.45m) Restricted head height. Window to rear, eaves storage.

**BEDROOM THREE**

11' 12" x 11' 2" (3.66m x 3.4m) Window to side, eaves storage. Door to:

**ENSUITE**

Window to rear, wash basin and W.C.

**OUTSIDE**

**FRONT**

Hard stand drive leading to garage, flower bed area.

**REAR GARDEN**

Lawned garden with flower bed and shrub areas, patio area with hot tub. Personal door to.

**GARAGE**

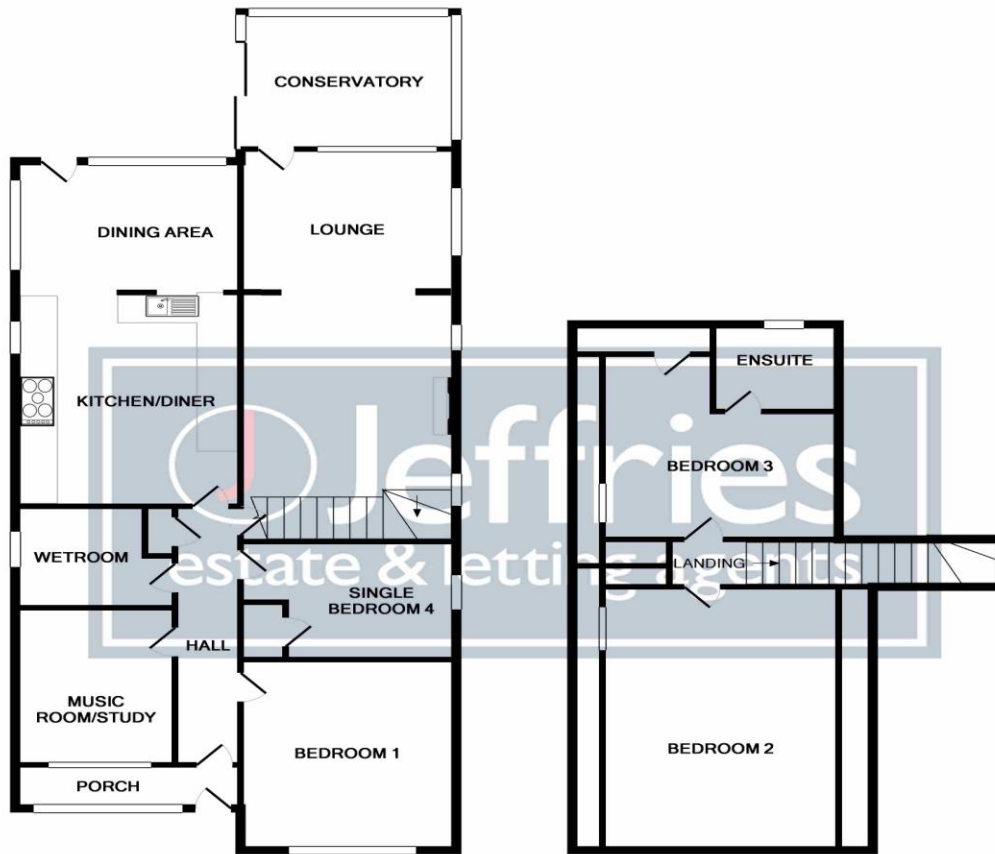
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GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	82
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	82
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	