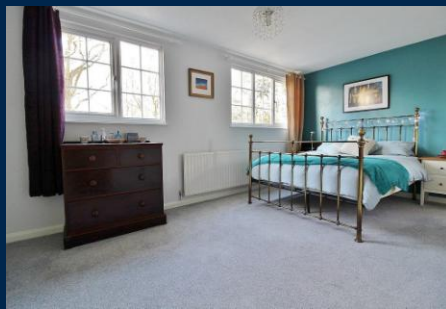




£575,000 Freehold



Tanglewood
38 Sandy Brow
Widley
Waterlooville
PO7 5JR

- Stunning Location
- Annexe Potential
- Double Garage
- Large Rear Garden

Email - waterlooville@jeffries.co.uk Tel - 023 9223 1100

"Situated in a private and secluded woodland location Jeffries Estate Agents are delighted to offer for sale this deceptively spacious 4/5 bedroom detached family home in Widley. The property is presented to a high standard throughout and in our opinion offers versatile living accommodation with ANNEXE potential. Internally the property boasts an 'open plan' kitchen/diner, 2/3 further reception rooms and 2 bathrooms. Externally there is a fabulous large rear garden, double garage and further off road parking. Internal viewings are highly recommended as early interest is expected."

Gary Nealgrove, Branch Manager, Waterlooville Office

PORCH Door leading to:-

ENTRANCE HALL Engineered Oak flooring, stairs leading to first floor landing, double radiator, doors leading to:-

STUDY 9' 9" x 7' 2" (2.97m x 2.18m) Engineered Oak flooring, window to front aspect, radiator.

CLOAKROOM Window to side aspect, low level WC, wash hand basin, radiator.

FAMILY ROOM 14' 2" x 11' 9" (4.32m x 3.58m) Bay window to front aspect, double radiator.

UTILITY ROOM 11' 10" x 5' 4" (3.61m x 1.63m) Door to side aspect, wall and base unit, work surfaces, sink and drainer unit, space for washing machine and tumble dryer, radiator.

KITCHEN 14' x 12' 1" (4.27m x 3.68m) Window and door to side aspect, range of white gloss fitted wall and base units, granite work surfaces, sink and drainer unit, space for dishwasher, fridge and freezer, wall mounted 'Worcester' boiler, gas/electric cooker point, radiator, opening to:-

DINING ROOM 9' 8" x 9' 7" (2.95m x 2.92m) Window to rear aspect, radiator, twin doors leading to:-

LIVING ROOM 17' 10" x 14' (5.44m x 4.27m) Sliding patio doors leading to rear garden, feature window, double radiator, under stairs storage cupboard.

FIRST FLOOR LANDING Window to side aspect, access to loft, doors leading to:-

BEDROOM ONE 16' 4" to front of mirror fronted wardrobes x 9' 4" (4.98m x 2.84m) Windows to front aspect, built in eaves storage space, radiator.

EN-SUITE SHOWER ROOM Window to side aspect, shower cubicle, pedestal wash hand basin, low level WC, chrome towel radiator.

BEDROOM TWO 14' x 9' 10" (4.27m x 3m) Window to rear aspect, radiator, vanity unit.

BEDROOM THREE 14' max x 9' 10" (4.27m x 3m) Window to rear aspect, radiator, airing cupboard.

BATHROOM Skylight window, panel enclosed bath, shower over, pedestal wash hand basin, low level WC, chrome towel radiator.

BEDROOM FOUR 9' 4" x 8' 4" (2.84m x 2.54m) Window to front aspect, radiator, eaves storage, built in wardrobe.

REAR GARDEN Large garden with patios and lawned areas, outside lighting, range of shrubs, bushes and trees.

FRONT Off road parking for up to 4 vehicles, range of mature bushes and trees, access to rear garden, access to:-

GARAGE 17' 7" x 16' (5.36m x 4.88m) Up and over door, power and lighting, adjoining **SHED/WORKSHOP** 9' 9" x 5' 5" (2.97m x 1.65m) Power and lighting.

AGENTS NOTE: The owner of this property is an employee of Jeffries.

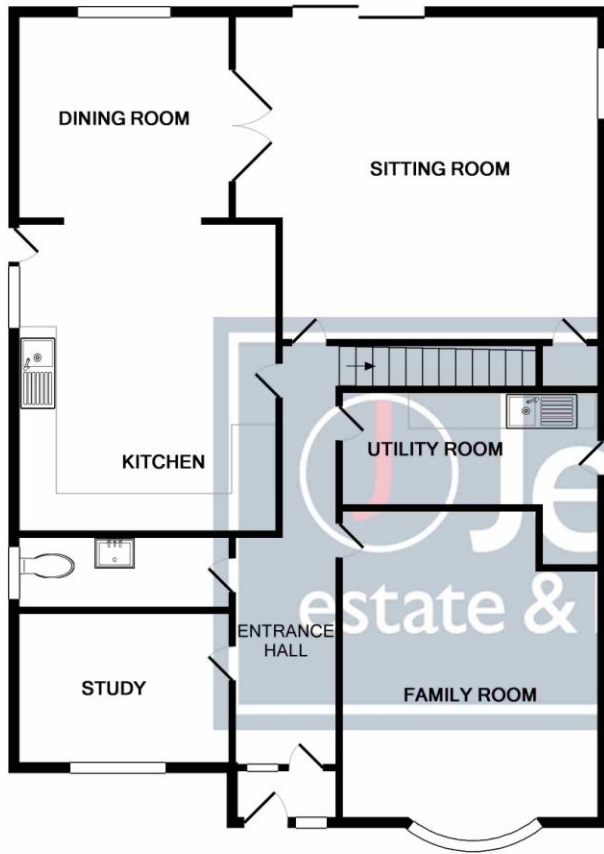


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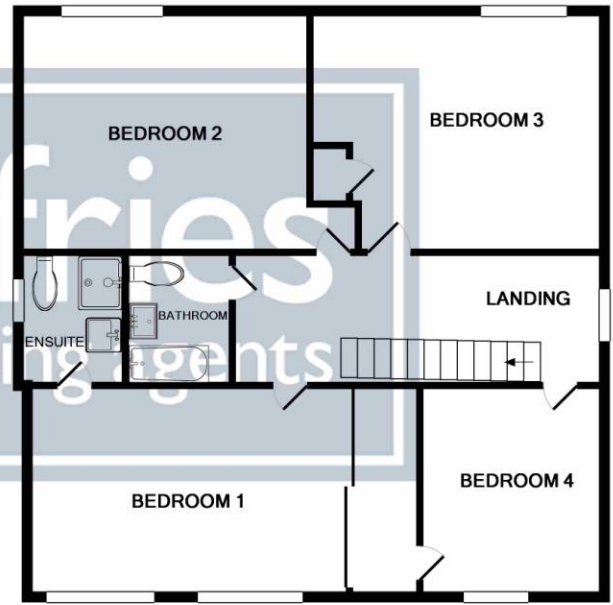


AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None 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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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.

