



**Price**  
**£795,000**

**Freehold**

5x  2x  2x 

**Edneys Lane,  
Waterlooville,  
Hampshire, PO7**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards





## Main features

- Extensive plot
- Semi-rural location with rear outlook over fields
- Fantastic development opportunity
- En-suite shower room
- Scope to extend to the front and rear (subject to planning)

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Lounge: 20'2 x 13'11 (6.15m x 4.24m)
- Dining Area: 9'11 x 9'9 (3.02m x 2.97m)
- Kitchen/Breakfast Room: 14'11 x 9'10 (4.55m x 3.00m)
- Garden Room: 11'4 x 10'10 (3.46m x 3.30m)
- Bedroom 1: 13'9 x 13'9 (4.19m x 4.19m)
- En-Suite Shower Room
- Bedroom 2: 13'9 x 12'9 (4.19m x 3.89m)
- Bedroom 3: 9'11 x 9'10 (3.02m x 3.00m)
- Bathroom

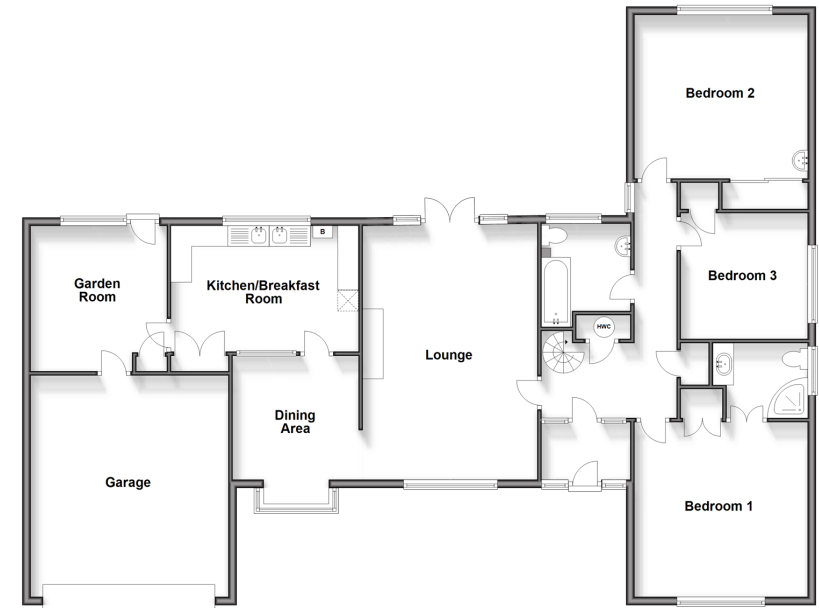
### FIRST FLOOR

- Landing
- Bedroom 4: 12'1 x 10'4 (3.69m x 3.15m)
- Bedroom 5: 10'9 x 10'4 (3.28m x 3.15m)
- Cloakroom

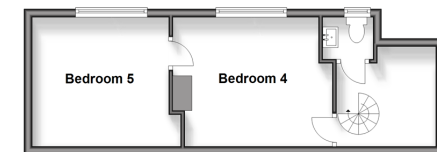
### OUTSIDE

- Front and Rear Gardens
- Double Garage
- Off Road Parking

Ground Floor  
Approx. 163.1 sq. metres (1756.4 sq. feet)



First Floor  
Approx. 29.5 sq. metres (317.8 sq. feet)



Call Waterlooville - 02392 267244 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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