



**Guide Price**  
**£450,000**

**Freehold**

3x  1x  2x 

**Stakes Hill Road,  
Waterlooville,  
Hampshire, PO7**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Beautifully presented throughout
- Modern kitchen and bathroom
- Spacious conservatory which leads onto a pretty sunny aspect private garden
- Fantastic central Waterlooville location
- Close to popular school catchments

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen/Breakfast Room: 16'0 x 9'1 (4.88m x 2.77m)

Lounge/Diner: 27'0 x 11'0 (8.24m x 3.36m)

Conservatory: 28'0 x 11'0 (8.54m x 3.36m)

Study: 7'0 x 5'0 (2.14m x 1.53m)

### FIRST FLOOR

Landing

Bedroom 1: 13'1 x 10'0 (3.99m x 3.05m)

Bedroom 2: 17'0 x 12'0 (5.19m x 3.66m)

Bedroom 3: 12'0 x 11'0 (3.66m x 3.36m)

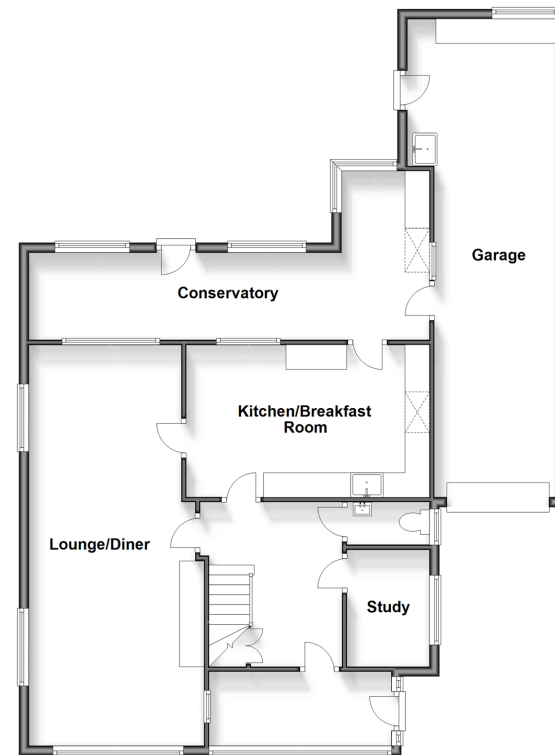
Bathroom

### OUTSIDE

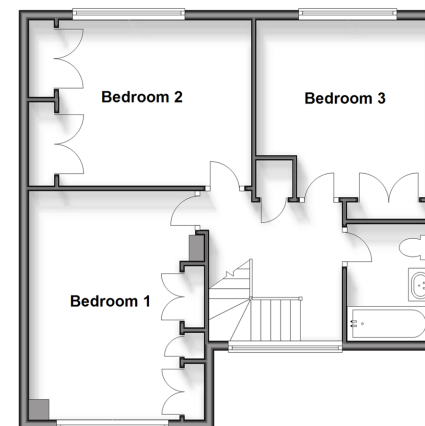
Rear Garden

Garage and Off Road Parking

**Ground Floor**  
Approx. 110.7 sq. metres (1191.1 sq. feet)



**First Floor**  
Approx. 59.2 sq. metres (636.9 sq. feet)



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

- 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.