



**£535,000**  
**7 Croftlands Avenue**  
Stubbington, PO14 2JR



## PROPERTY SUMMARY

Situated in a highly sought after cul-de-sac within walking distance to Stubbington Village and the beach, this four bedroom detached home is offered for sale with no forward chain and boasts a beautiful corner plot and solar panels! Comprising a welcoming entrance hallway, generous lounge/diner with dual aspect overlooking the front and rear gardens, a fitted kitchen, bright conservatory, utility room, and downstairs cloakroom, this property boasts fantastic living space. With one bedroom downstairs, three further double bedrooms follow upstairs alongside the family bathroom. Other benefits include an internal garage with a large driveway frontage, gas central heating and beautiful rear garden offering a great degree of privacy. Call us in our Stubbington branch today to book a viewing and avoid missing out.







**PORCH** 6' 8" x 4' 8" (2.03m x 1.42m)

**HALLWAY** 17' 4" x 6' 2" (5.28m x 1.88m)

**LOUNGE** 20' 0" x 12' 2" (6.1m x 3.71m)

**KITCHEN** 14' 9" x 8' 7" (4.5m x 2.62m)

**OFFICE/BEDROOM** 15' 6" x 7' 11" (4.72m x 2.41m)

**UTILITY ROOM** 12' 9" x 7' 8" (3.89m x 2.34m)

**CONSERVATORY** 20' 3" x 6' 3" (6.17m x 1.91m)

**LANDING** 6' 7" x 6' 5" (2.01m x 1.96m)

**BEDROOM ONE** 15' 7" x 12' 6" (4.75m x 3.81m)

**BEDROOM TWO** 12' 2" x 10' 11" (3.71m x 3.33m)

**BEDROOM THREE** 12' 1" x 8' 1" (3.68m x 2.46m)

**BATHROOM** 6' 4" x 6' 1" (1.93m x 1.85m)

**OUTSIDE**

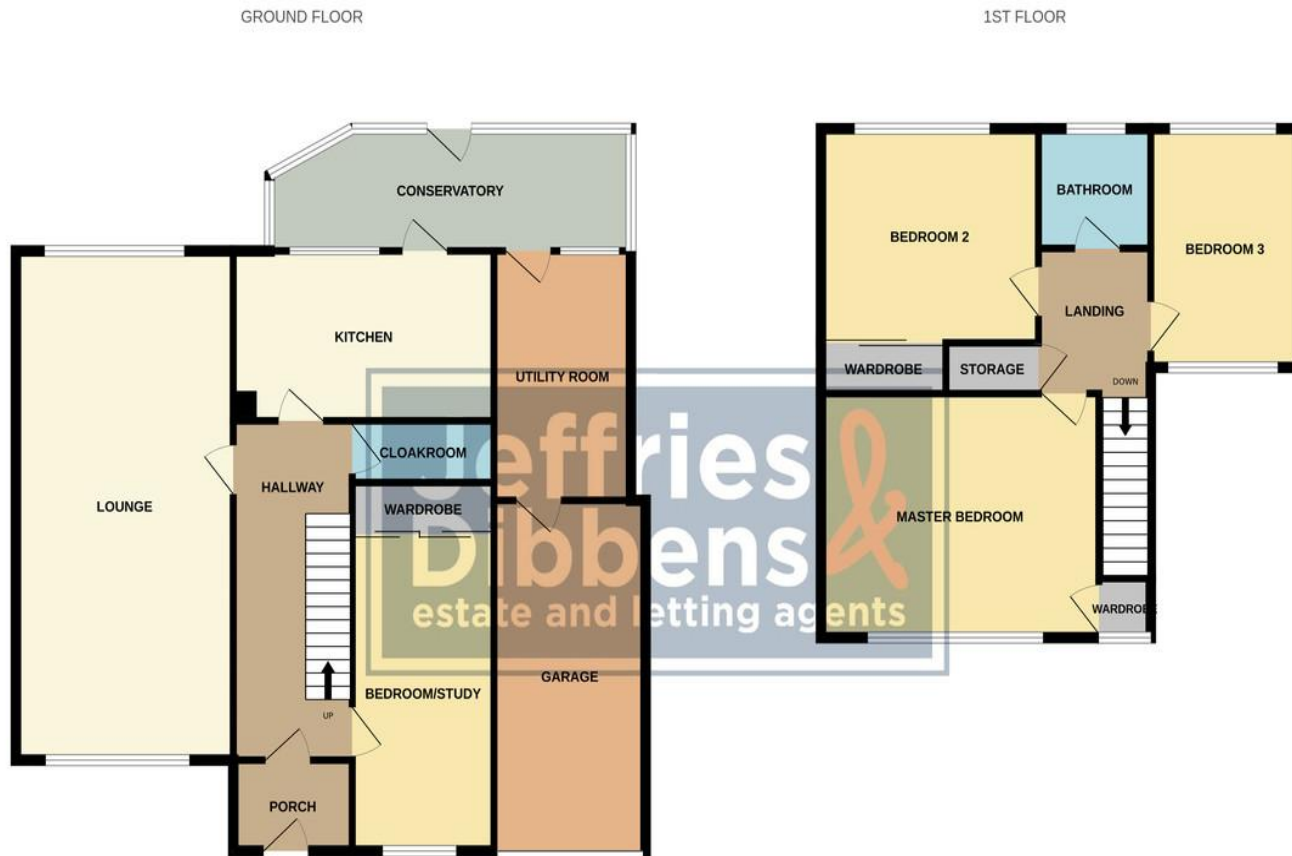
**DRIVEWAY**

**FRONT GARDEN**

**REAR GARDEN**

**GARAGE**





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**LOCAL AUTHORITY**  
 Fareham Borough Council

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 Band E

**VIEWINGS**  
 By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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