



NESBITT & SONS
ESTATE AGENTS



11 Winifred Road, Waterloooville, PO7 7TD

Guide price £450,000

*** Guide Price - £450,000 to £475,000 ***

Situated on the desirable Winifred Road in Waterloooville, this charming detached family residence offers a perfect blend of comfort and potential. With three well-proportioned bedrooms, this home is ideal for families seeking space and tranquillity.

One of the standout features of this property is the planning approval for front and rear extensions, which will allow for the addition of a master en-suite, a snug area, and a home office. This presents a wonderful opportunity for the new owners to tailor the home to their specific needs and lifestyle, enhancing both its functionality and value.

The enclosed southerly facing garden is a delightful outdoor space, perfect for enjoying sunny days and hosting family gatherings. It provides a safe haven for children to play and offers a serene environment for

Entrance Porch

Dining Room 14'1 x 9'3 (4.29m x 2.82m)



Lounge 16'0 x 13'10 (4.88m x 4.22m)



Family Room 11'5 x 7'9 (3.48m x 2.36m)



Kitchen 11'8 x 8'11 (3.56m x 2.72m)



Utility Room

Cloakroom/WC

First Floor Landing



Bedroom One 13'11 x 11'1 (4.24m x 3.38m)



Bedroom Two 11'9 x 9'1 (3.58m x 2.77m)



Bedroom Three 9'3 x 9'1 (2.82m x 2.77m)



Garage



Bathroom



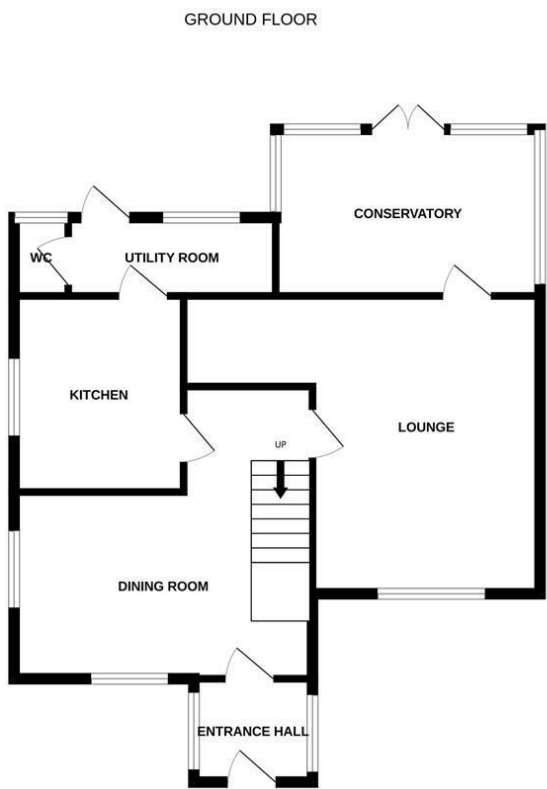
Garden



Outside

Driveway

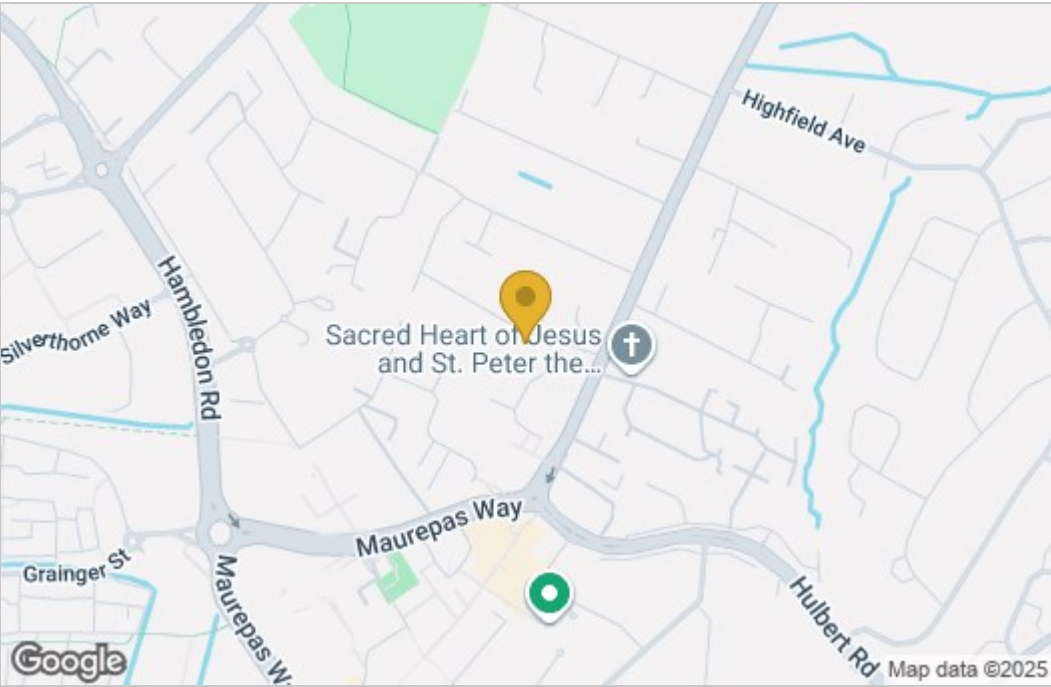
Floor Plan



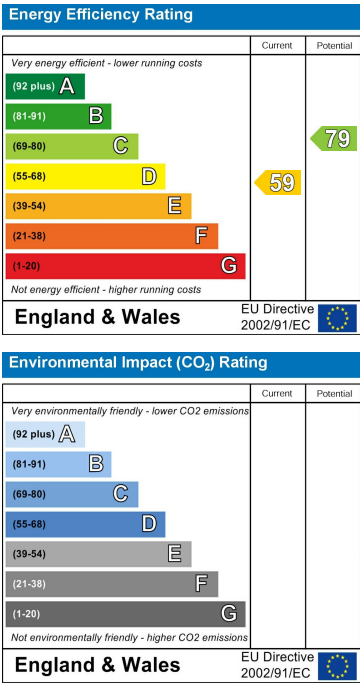
3 BEDROOM DETACHED

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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Area Map



Energy Efficiency Graph



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