





WELCOME *Home*

With no forward chain, this beautifully presented two/three bedroom detached bungalow is perfectly located just a few roads away from Waterloo's town centre, making it incredibly convenient to the local shops and transport routes with the added bonus of it feeling like a quiet and leafy residential road.

A double fronted fully detached chalet bungalow, this property is approached by a drop curb leading to a private block paved driveway, giving a clean and well maintained finish to the property. There is direct access to a recently built (and fully insulated) garage. This outdoor driveway space allows for multiple cars and vehicles to be parked off-road.

Inside the property includes most of the original stripped pinewood flooring including a large and spacious sitting room leading onto the rear garden. The front reception room and bedroom two both boast ample space provided by the large bay windows.

The master bedroom sits on the first floor making a beautiful master suite complete with dressing area and en-suite shower room.

The real winner of this property is the fully fitted kitchen with integrated appliances that include a warming drawer below the integrated microwave, and an oven with a slide and hide door. The five ring burner hob has been beautifully finished with a black tile splash back. You will want to cook in this kitchen! All appliances to be left for the new owner. The kitchen/ diner leads out onto the rear garden via the sun-room extension.

The rear garden has a clean and modern patio space perfect for outdoor dining that steps down onto a manicured lawn. The mature and well kept flower beds offer splashes of colour throughout the year and is completed by a pond and water feature.

Overall this property is in fantastic condition with an internal viewing essential.



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DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.



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FEATURES

- BEAUTIFULLY PRESENTED DETACHED CHALET BUNGALOW
- TWO/THREE BEDROOMS
- RECEPTION ROOM
- FULLY FITTED KITCHEN
- MASTER BEDROOM WITH DRESSING ROOM AND EN SUITE SHOWER/WC
- FAMILY BATHROOM/WC
- GARAGE OWN DRIVE
- OFF STREET PARKING TO FRONT
- BEAUTIFULLY MANICURED REAR GARDEN
- CHAIN FREE SALE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Warfield Avenue, Waterlooville, PO7

Approximate Area = 1336 sq ft / 124.1 sq m
 Limited Use Area(s) = 525 sq ft / 48.7 sq m
 Garage = 231 sq ft / 21.4 sq m
 Total = 2092 sq ft / 194.2 sq m
 For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for O'Hara Properties and Estates Ltd. REF: 1018676