





WELCOME *Home*

O'Hara Properties & Estates is proud to present this charming bungalow on Sutton Road, Waterlooville. Sitting on a good sized plot, this well maintained home backs onto beautiful fields, giving a quiet rural feel to the west facing garden. The garden itself is well looked after with a manicured lawn with mature borders and a good sized patio - perfect for entertaining.

To the front of the property, you have a large block-pave driveway, easily accessible via the drop-kerb, allowing for ample off-road parking for a multi-car family and guests.

The bungalow itself offers plenty of natural light throughout, with versatile living spaces for entertaining and relaxing. The entrance hall leads you into the property, providing access to the rest of the living spaces.

The separate kitchen provides a large amount of storage and is equipped with all modern appliances built in. The large living/ dining room has an abundance of natural light from the French doors and windows, also featuring a gas fireplace - perfect for winter evenings to curl up in front of. A separate office space caters for those who hybrid work or work from home full time.

Three good sized bedrooms, two of which are double can be utilised in a variety of different ways to suit your style of living. The spacious conservatory can be accessed via bedroom one and two, currently being used as a utility room and extra living space, the room gives you the flexibility to create a space that works for you and your family.

The location of this property is within a short driving distance from full amenities within Waterlooville and the more rural village of Denmead, providing the perfect balance of a busy environment and suburban living. A number of different school catchment areas overlap this property giving you access to choice, including The Bere Clinic School. You are also a short distance from Horizon Gym, and hot spots like Sainsbury's, Wellington Retail Park and Lidl and Jubilee Park.



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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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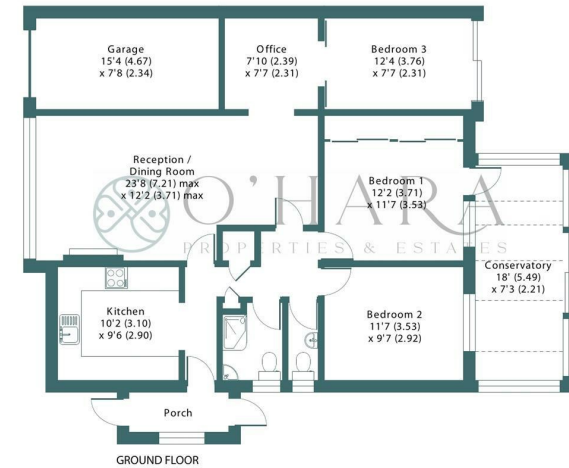
FEATURES

- LINK DEATCHED
- SECLUDED PRIVATE GARDEN
- AMPLE PARKING
- IN NEED OF MODERNISATION
- GARAGE
- CONSERVATORY
- NO FORWARD CHAIN
- PROBATE PROPERTY
- VIEWING HIGHLY RECCOMENDED
- EXTENSION POTENTIAL SUBJECT TO PLANNING



Sutton Road , Waterlooville, Portsmouth , PO8

Approximate Area = 1130 sq ft / 105 sq m
 Garage = 117 sq ft / 10.8 sq m
 Total = 1247 sq ft / 115.8 sq m
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2024. Produced for O'Hara Properties and Estates Ltd. REF: 1130731

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		65	
(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		