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O'HARA
PROPERTIES & ESTATES

KILNSIDE | WATERLOOVILLE | PO7 6UH
£325,000



OHARA PROPERTIES AND ESTATES
69-71 London Road
Waterlooville Hampshire
PO7 7EX
Company Registration Number: 13624992

WWW.OHARAPROPERTIESANDESTATES.CO.UK

ENQUIRIES@OHARAPROPERTIES.CO.UK

02392 259822

WWW.OHARAPROPERTIESANDESTATES.CO.UK

02392 259822 | ENQUIRIES@OHARAPROPERTIES.CO.UK



WELCOME Home

O'Hara Properties are delighted to introduce to the market, this beautifully presented 3 bedroom family home with a garage.

The property features a well sized entrance hall with a bright and airy living/dining area to the left. The modern kitchen is located at the back of the property leading out to a stunning patio and well maintained garden. On the first floor you have 3 generous size bedrooms and the main bathroom.

Located just off the ever-so-popular Forest Road in Denmead. This property is close to all local amenities and a great school catchment.

To book a viewing, please call 02392 259822.

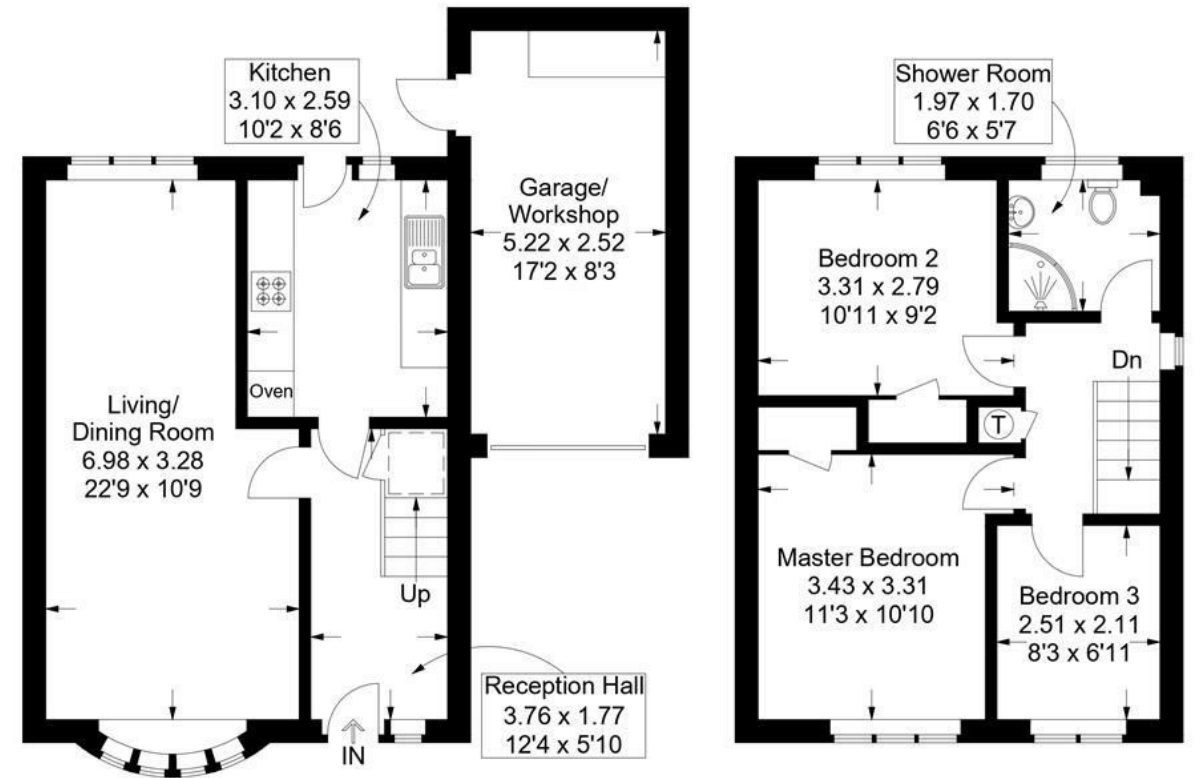
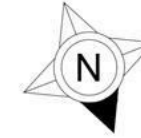
USEFUL INFORMATION

- Property type: House
- Property construction: Standard form
- Number and types of room: 3 bedrooms, 1 bathroom, 1 reception
- Electricity supply: Mains electricity
- Solar Panels: No
- Other electricity sources: No
- Water supply: Mains water supply
- Sewerage: Mains
- Heating: Central heating
- Heating features: Double glazing
- Broadband: FTTP (Fibre to the Premises)
- Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
- Parking: Garage and Driveway
- Building safety issues: No
- Restrictions - Listed Building: No
- Restrictions - Conservation Area: No
- Restrictions - Tree Preservation Orders: None
- Public right of way: No
- Long-term flood risk: No
- Coastal erosion risk: No
- Planning permission issues: No
- Accessibility and adaptations: None
- Coal mining area: No
- Non-coal mining area: Yes
- Energy Performance rating: B



Kilinside, Denmead

Approximate Gross Internal Area = 87.7 sq m / 944 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 0.6 sq m / 6 sq ft
 Total = 88.3 sq m / 950 sq ft



Ground Floor

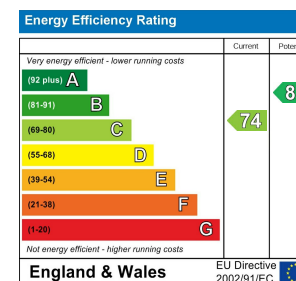
First Floor

□ = Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

FEATURES

- POPULAR LOCATION OF DENMEND
- QUIET CUL-DE-SAC
- GARAGE
- PERFECT FOR FIRST TIME BUYERS OR INVESTMENT
- CLOSE TO ALL LOCAL SHOPS/BUS STOPS
- BEAUTIFULLY PRESENTED GARDEN
- PROBATE PROPERTY



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.