



London Road, Clanfield Waterlooville PO8 0PJ

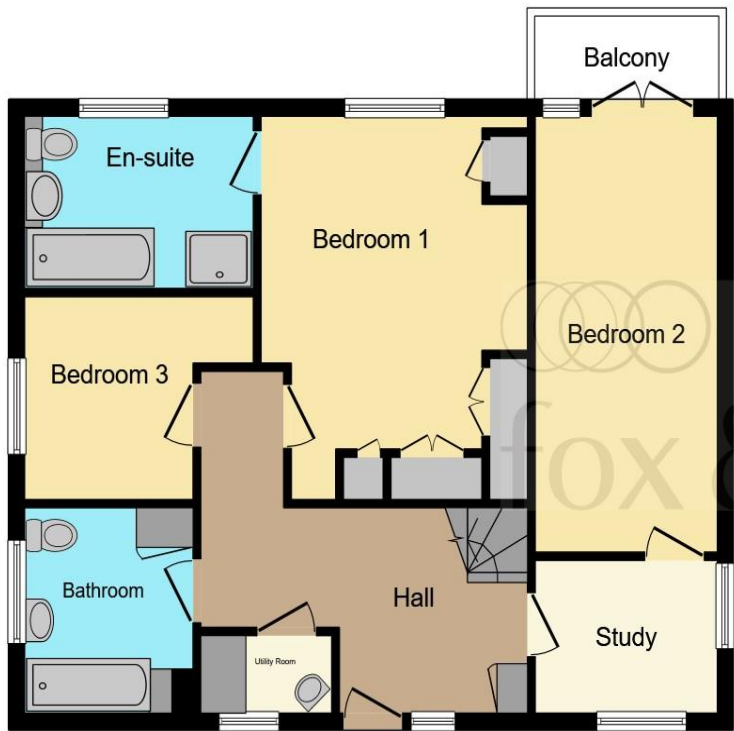


welcome to

London Road, Clanfield Waterlooville

Located on a quiet road in Clanfield, this detached property in London Road offers outstanding views across the village, with a full 180 degree vista from Butser Hill to Catherington Lith nature reserve. Upon entry you are greeted with a newly fitted modern kitchen, an upstairs cloakroom and a lounge/diner, which provides access to the rear balcony via dual aspect sliding doors. The bottom floor offers access to three bedrooms, one with en-suite, family bathroom and study. London Road has one of the largest west facing gardens within the Clanfield area! This family home also offers off street parking and a garage. In our eyes this property is a must see! Please call us today on 02392262447 to arrange a viewing!





Lower Ground Floor



Ground Floor

Entrance Hall

Cloakroom

Lounge / Diner

22' x 15' 7" (6.71m x 4.75m)

Kitchen

13' 6" x 7' 6" (4.11m x 2.29m)

Lower Ground Floor

Bedroom One

15' 7" x 11' 7" (4.75m x 3.53m)

En-Suite

Bedroom Two

17' 6" x 7' 9" (5.33m x 2.36m)

Study

7' 7" x 7' 3" (2.31m x 2.21m)

Bedroom Three

9' 9" x 8' 3" (2.97m x 2.51m)

Bathroom

Outside

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

London Road, Clanfield Waterlooville

- Stunning Views
- Off Street Parking
- Garage
- Three Bedrooms
- Spacious Rear Garden

Tenure: Freehold EPC Rating: D

guide price

£500,000



view this property online fox-and-sons.co.uk/Property/WLV108237

Please note the marker reflects the
postcode not the actual property



Property Ref:
WLV108237 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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