



**Esher Grove, WATERLOOVILLE PO7 6XG**

**welcome to**

## **Esher Grove, WATERLOOVILLE**

This spacious four bedroom semi detached bungalow located in the popular 'Berg Estate'. This property is located close to local shops, transport links and school catchment areas. Call today to arrange a viewing.

### **Entrance Hall**

uPVC door to side elevation. Smooth ceiling. Smooth walls. Radiator. Laminate flooring.

### **Ground Floor Bathroom**

Modern fitted bathroom comprising bath with mixer tap and hand held shower. Shower screen. Wash hand basin with single tap. Low level push button WC. Double glazed obscured window to side elevation. Textured ceiling. Tiled walls. Radiator. Tiled flooring.

### **Lounge**

15' 3" x 12' 1" ( 4.65m x 3.68m )  
Double glazed Bay Window to front elevation. Smooth ceiling. Smooth walls. Radiator. Arch to dining room. Log burner. Laminate flooring.

### **Dining Room**

12' 4" x 8' ( 3.76m x 2.44m )  
Double glazed window to front elevation. Textured ceiling. Smooth walls. Radiator. Laminate flooring.

### **Conservatory**

18' 8" x 6' 5" ( 5.69m x 1.96m )  
uPVC roof. Double glazed window and door to rear elevation. Smooth walls. Storage unit under cupboard. Space for washing machine and tumble dryer. Radiator. Laminate flooring.

### **Kitchen**

9' 3" x 9' ( 2.82m x 2.74m )  
Door to rear elevation leading to Conservatory. Double glazed window to side elevation. Textured ceiling. Part tiled and part smooth walls. Radiator. Wall and base units. Boiler. Space for Oven, Fridge/Freezer and Dishwasher. Sink and drainer. Tiled flooring.

### **Bedroom One**

12' 7" x 11' 3" ( 3.84m x 3.43m )  
Double glazed patio door to rear elevation. Textured ceiling. Smooth walls. Built in wardrobe. Overhead storage. Carpeted flooring.

### **Landing**

Smooth ceiling. Smooth walls. Carpeted flooring.

### **First Floor Shower Room**

Double glazed Velux window. Smooth ceiling. Smooth walls. Heated towel rail. Eaves space storage. Shower cubicle with hand held shower. Vanity unit with mixer tap. Low level push button WC. Lino flooring.

### **Bedroom Two**

15' 10" x 9' 10" ( 4.83m x 3.00m )  
Double glazed window to rear elevation. Smooth ceiling. Smooth walls. Built in wardrobe. Radiator. Carpeted flooring.

### **Bedroom Three**

12' 9" x 9' 3" ( 3.89m x 2.82m )  
Double glazed window to front elevation. Textured ceiling. Smooth walls. Radiator. Built in wardrobe. Carpeted flooring. Door to Bedroom 4.

### **Bedroom Four**

10' 5" x 9' 11" ( 3.17m x 3.02m )  
Double glazed window to front elevation. Textured ceiling. Smooth walls. Radiator. Carpeted flooring.

### **Front Garden**

Drive. Block paved.

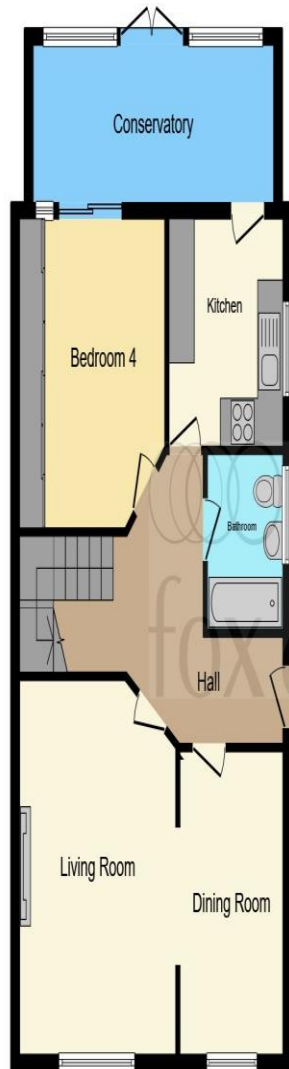
### **Rear Garden**

Partly laid to patio and partly laid to lawn. Garage. Shrubs.

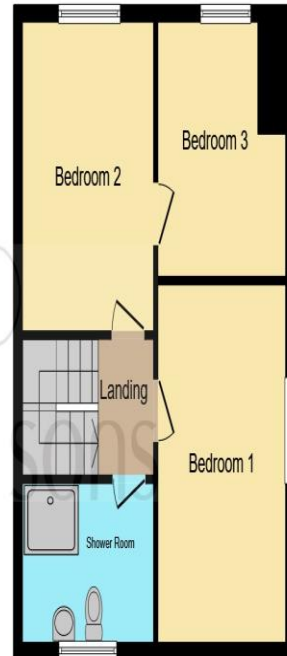
### **Garage**

Up and over door. Side pedestal door access. Power.





**Ground Floor**



**First Floor**

Total floor area 125.8 m<sup>2</sup> (1,354 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Esher Grove,**  
**WATERLOOVILLE**

- Four Bedroom Semi-detached Bungalow
- Off Road Parking for Multiple Cars
- Garage at the Rear of the Property
- Open Plan Lounge / Diner
- Sought After Location

Tenure: Freehold EPC Rating: D

offers in excess of

**£375,000**



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