



192a London Road, WATERLOOVILLE PO7 7AN

welcome to

192a London Road, WATERLOOVILLE

Set back from the main London Road, with its own private driveway, is this stunning bungalow built from new less than ten years ago. With multiple bedrooms, large living areas and the separate annex this property offers ideal living for a multitude of different buyers. Internal viewing essential!

Entrance Hall

uPVC door. Double glazed to front elevation. Smooth ceiling. Loft access via ladder. Smooth walls. Radiator. Two substantial storage cupboards. Tiled flooring.

Cloakroom W / C

Double glazed to front elevation. Smooth ceiling. Smooth walls. Radiator. Pedestal wash hand basin. Low level WC. Tiled flooring.

Lounge

15' 6" x 19' 5" (4.72m x 5.92m)
Double glazed to rear elevation. Smooth ceiling. Smooth walls. Radiator. Carpeted flooring. Double glazed bi-fold doors to side elevation

Kitchen / Diner

18' 8" max x 23' 1" max (5.69m max x 7.04m max)
Double glazed to front and side elevations. Smooth ceiling. Spotlights. Smooth walls. Radiator. Wall and base units. Sink. Roll top counter. Breakfast bar. Built in Fridge/Freezer, Two Ovens, Five Ring Gas Hob and Dishwasher. Wine fridge. Extractor. Tiled flooring. Double glazed French door to side elevation.

Utility Room

4' 8" x 9' 7" (1.42m x 2.92m)
Smooth ceiling. Smooth walls. Base units. Sink and drainer unit. Boiler. Built in Washing Machine. Space for appliances. Tiled flooring.

Bedroom One

12' 6" x 15' 9" (3.81m x 4.80m)
Double glazed to rear elevation. Smooth ceiling. Smooth walls. Radiator. Carpeted flooring. Double glazed French door to rear elevation.

En-Suite

Double glazed to rear elevation. Smooth ceiling. Part smooth part tiled walls. Radiator. Walk-in shower. Pedestal wash hand basin. Low level WC. Tiled floor.

Bedroom Two

11' 6" x 16' 5" max (3.51m x 5.00m max)
Double glazed to side elevation. Smooth ceiling. Smooth walls. Radiator. Tiled flooring.

Bedroom Three

11' x 13' 7" (3.35m x 4.14m)
Double glazed to side elevation. Smooth ceiling. Smooth walls. Radiator. Carpeted flooring.

Bedroom Four

11' x 10' 1" (3.35m x 3.07m)
Double glazed to side elevation. Smooth ceiling. Smooth walls. Radiator. Carpeted flooring.

Bathroom

Double glazed to side elevation. Smooth ceiling. Smooth walls. Radiator. Freestanding bath. Pedestal wash hand basin. Low level WC. Tiled flooring.

Bedroom Five

9' x 7' 6" (2.74m x 2.29m)
Double glazed to front elevation. Smooth ceiling. Smooth walls. Radiator. Carpeted flooring.

Front Garden

Off road parking for multiple vehicles. Laid to gravel.

Rear Garden

Laid to lawn. Patio area. Shed. Rear pedestrian access to both sides.

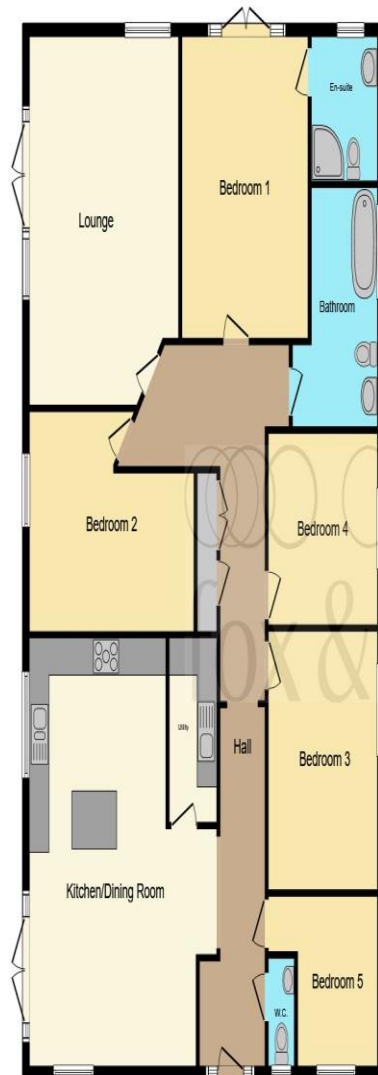
Outbuildings - Annex

24' 9" x 10' 4" (7.54m x 3.15m)

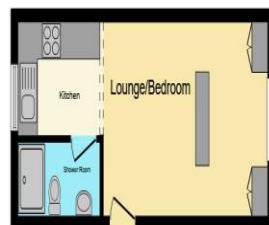
Double glazed to front and rear elevations. Smooth ceiling. Smooth walls. Electric radiators. Carpeted flooring. Double glazed sliding door to side elevation.

Kitchen - Wall and base units. Oven and hob. Sink and drainer unit.

Bathroom - Walk-in shower. Basin over vanity. Low level WC. Radiator.



Floor Plan



Annex

Total floor area 201.8 m² (2,172 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



welcome to
192a London Road,
WATERLOOVILLE

- Well Presented Five Bedroom Detached Bungalow
- Set Back from the Main London Road
- Off Road Parking for Multiple Cars & Wrap-around Garden
- Separate One Bedroom Annex with Kitchen & W/C
- Open Plan Kitchen / Diner (18ft x 23ft approx.)

Tenure: Freehold EPC Rating: B

offers in excess of

£650,000



check out more properties at fox-and-sons.co.uk



Property Ref:
WLV108829 - 0008

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



023 9226 2447



Waterlooville@fox-and-sons.co.uk



81B London Road, WATERLOOVILLE,
Hampshire, PO7 7ES



fox-and-sons.co.uk