



**Durley Avenue, Waterloooville PO8 8UZ**

**welcome to**

## **Durley Avenue, Waterloo**

A versatile detached house offering five bedrooms, one of which is downstairs, two reception rooms, utility and conservatory and benefiting from off road parking for three cars as well as a private rear garden with fruit trees.

### **Entrance Hall**

Via front door with double glazed panels to either side. Laminate flooring, radiator.

### **Cloakroom**

Double glazed window to side aspect. Tiled floor, cupboard, low level WC, vanity wash hand basin.

### **Lounge / Diner**

23' 9" x 12' 2" ( 7.24m x 3.71m )

Double glazed windows to front and rear aspects. Laminate flooring, two radiators, fireplace. Stairs leading to first floor.

### **Kitchen**

12' 1" x 8' 1" ( 3.68m x 2.46m )

Double glazed window to rear aspect. Range of wall and base units with work surface over, incorporating one and a half bowl sink unit with mixer tap over. Built-in oven, gas hob and dishwasher. Space for appliances. Tiled floor.

### **Utility Room**

9' 9" x 8' 5" ( 2.97m x 2.57m )

Double glazed to side and rear aspect with polycarbonate roofing. Tiled floor, sink and drainer over cupboard units, space for appliances. Double glazed door to rear aspect.

### **Conservatory**

14' 9" x 9' 1" ( 4.50m x 2.77m )

Double glazing to rear and side aspects with polycarbonate roofing. Radiator, double glazed door to rear aspect.

### **Bedroom Five**

16' 2" x 8' ( 4.93m x 2.44m )

Double glazed bay window to front aspect. Built-in cupboard, laminate flooring, radiator.

### **First Floor Landing**

Carpet flooring, access to loft space, two airing cupboards.

### **Bedroom One**

12' 3" max x 12' 2" max ( 3.73m max x 3.71m max )

Double glazed window to front aspect. Carpet flooring, radiator. Built-in wardrobe and cupboard.

### **Bedroom Two**

12' x 8' 3" ( 3.66m x 2.51m )

Double glazed window to front aspect. Built-in cupboard, laminate flooring, radiator.

### **En-Suite**

Double glazed window to side aspect. Vinyl flooring, low level WC, vanity wash hand basin, shower cubicle.

### **Bedroom Three**

11' 2" x 9' ( 3.40m x 2.74m )

Double glazed window to rear aspect. Built-in wardrobe, radiator, laminate flooring.

### **Bedroom Four**

8' 2" max x 8' 1" max ( 2.49m max x 2.46m max )

Double glazed window to rear aspect. Laminate flooring, radiator.

### **Bathroom**

Double glazed window to rear aspect. Suite comprising corner bath with electric shower over, pedestal wash hand basin and low level WC. Heated towel rail, vinyl flooring.

### **Outside**

#### **Front**

Block paved driveway providing off road parking for up to three cars. Mature shrubs and trees.

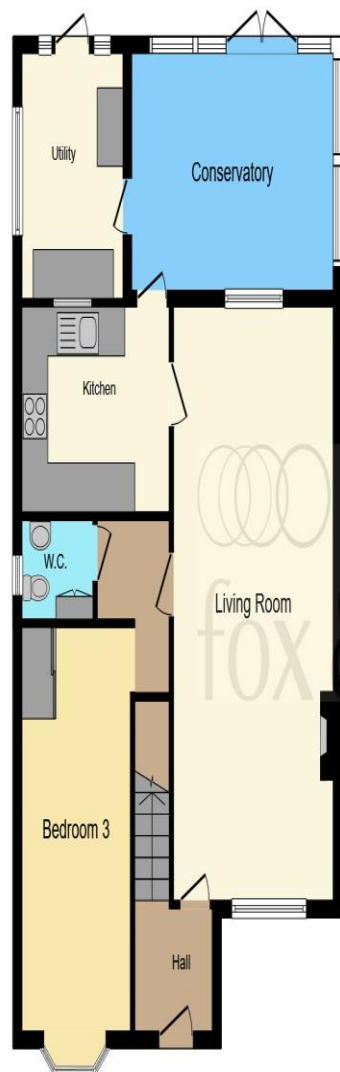
#### **Rear Garden**

Brick paved patio and laid to lawn with mature shrubs and trees, including fruit trees. Storage shed to side, wooden shed, greenhouse.

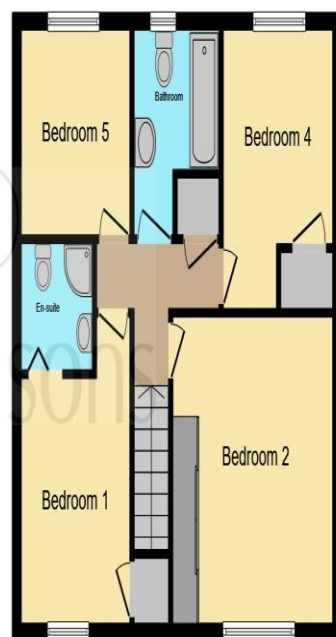
#### **Agents Note:**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



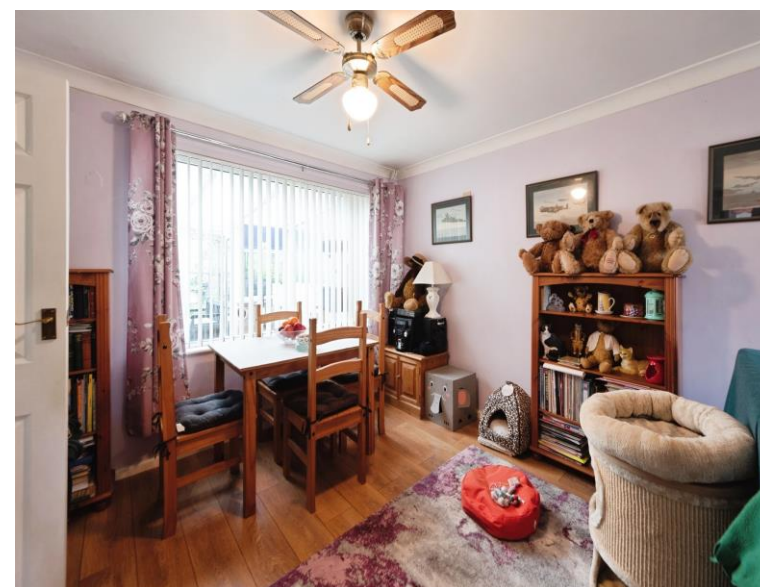


**Ground Floor**



**First Floor**

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**  
**Durley Avenue,**  
**Waterlooville**

- Detached House
- Five Bedrooms
- En-Suite Bathroom
- Off Road Parking
- Private Rear Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers in excess of  
**£465,000**



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Property Ref:  
WLV109209 - 0007

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