



**Mead End Road, Denmead, Waterlooville PO7 6QH**

fox & sons

**welcome to**

## **Mead End Road, Denmead Waterlooville**

A beautifully presented four bedroom property, close to local amenities. Offering off road parking, lovely south facing rear garden and a garage.

### **Entrance Hall**

Tiled flooring, radiator and under stairs storage. Stairs leading to first floor.

### **Cloakroom**

Wall mounted wash hand basin and low level WC.

### **Lounge**

Double glazed window to front aspect. Radiator. feature integrated log burner with floor to ceiling tiling around, carpeted flooring, Through to dining area.

### **Dining Area**

Double glazed bi-fold doors leading to the rear garden. Tiled floor, radiator. Through to kitchen area.

### **Kitchen Area**

Double glazed door leading to rear garden, two double glazed windows to rear aspect. Range of low level cupboards and drawers with granite work surface over, incorporating double sink unit with mixer tap over. Integrated dishwasher and range style oven with five gas rings and extractor hood over. Breakfast bar, tiled floor, space for American style fridge/freezer. Space for table and chairs.

### **Utility Area**

Work surface incorporating sink unit. Space for washing machine and tumble dryer, tiled floor, wall mounted cupboards.

### **Study**

Double glazed window to front aspect. Spotlights, carpet flooring, radiator.

### **First Floor Landing**

Built-in storage cupboard. Doors to:

### **Bedroom One**

Double glazed window to rear aspect. Spotlights, radiator, carpet flooring. Built-in wardrobes with mirrored sliding doors.

### **En-Suite**

Double glazed window to rear aspect. Suite comprising wall mounted wash hand basin, low level WC and walk-in shower with tiled walls. Radiator, spotlights,

### **Bedroom Two**

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

### **Bedroom Three**

Double glazed window to front aspect. Carpet flooring, radiator.

### **Bedroom Four**

Double glazed window to front aspect. Radiator, carpet flooring

### **Bathroom**

Double glazed window to rear aspect. Wall mounted wash hand basin over vanity drawers, low level WC, shaped bath with overhead shower. Tiled to principal areas, spotlights, heated towel rail.

### **Outside**

#### **Front**

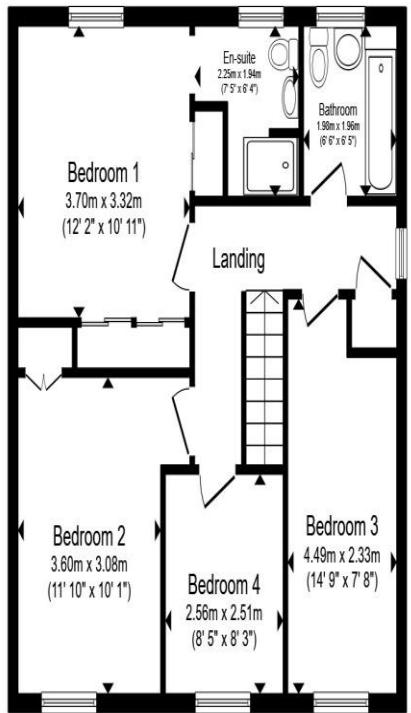
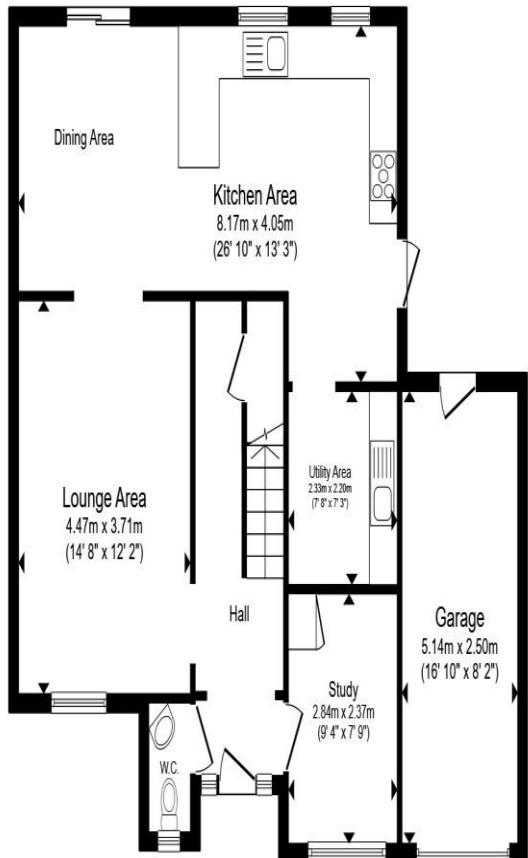
Hard standing to the front of the property, providing off road parking for two cars, leading to the garage. Lawned area with mature shrubs.

#### **Garage**

Electric door, power and light.

#### **Rear Garden**

Southerly facing garden, laid to lawn with patio and fish pond. Brick and panel fencing with shrub border and mature trees. Side pedestrian access.



Total floor area 144.7 m<sup>2</sup> (1,558 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.propertybox.io](http://www.propertybox.io)



welcome to

**Mead End Road,  
Denmead Waterlooville**

- Four Bed Detached House
- Extensively Modernised
- Immaculate Throughout
- Lovely South Facing Garden
- Driveway & Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

**£650,000**



**view this property online** [fox-and-sons.co.uk/Property/WLV109565](http://fox-and-sons.co.uk/Property/WLV109565)

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.



Property Ref:  
WLV109565 - 0002



**023 9226 2447**



Waterloo@fox-and-sons.co.uk



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



**fox-and-sons.co.uk**