



£595,000
37 Hambledon Road
Waterlooville, PO8 0QS

PROPERTY SUMMARY

Located in Old Clanfield village and boasting panoramic countryside views across the South Downs National Park, we are delighted to offer for sale this spacious and versatile 4 bedroom detached chalet property on Hambledon Road. The property offers 2 large first floor bedrooms with an upstairs shower room, large light and airy lounge with log burner, master bedroom with en-suite facilities, bedroom 4/reception room, fitted kitchen, additional separate WC, conservatory and an office/study. Externally there is a beautiful, well maintained south facing rear garden, detached garage with workshop and a driveway providing considerable off road parking. Properties in this location attract immediate interest so to avoid disappointment contact us as sole agents today.





ENTRANCE PORCH Front and side aspect double glazed windows, Quarry tiling to floor, door to:

ENTRANCE HALL Stairs to first floor, two storage cupboards, radiator, doors to:

LOUNGE 17' 4" x 12' 1" (5.28m x 3.68m) Side aspect double glazed window, front aspect double glazed bay window, inset wood burner with surround and hearth, radiator, stripped wood floor, T.V point.

BEDROOM 1 12' 4" x 12' 3" (3.76m x 3.73m) Front aspect double glazed window, radiator, fitted wardrobes and dressing table, door to:

ENSUITE Side aspect double glazed window, p-shaped bath with shower screen and shower over, tiled splash backs, vanity unit incorporating W.C and wash hand basin, fitted bathroom cabinet, heated towel rail, extractor.

BEDROOM 4/RECEPTION ROOM 13' x 11' 11" (3.96m x 3.63m) Rear aspect double glazed picture window and French doors to garden, radiator, radiator, picture rail, stripped wood flooring.

KITCHEN 12' 8" x 9' 1" (3.86m x 2.77m) Rear aspect double glazed window and door to conservatory, range of fitted eye and base level units with work tops over, tiled splash backs, under lights, one and a half sink unit with mixer tap, inset lights, space for washing machine, dish washer and fridge/freezer, fitted double oven, hob, and extractor hood, door to:

STUDY/OFFICE 10' 2" x 6' 6" (3.1m x 1.98m) Side aspect double glazed window, radiator, picture rail, cupboard housing Vaillant boiler

WC Radiator, W.C, wash hand basin, extractor, under stairs storage cupboard.

CONSERVATORY 15' 11" x 7' 9" (4.85m x 2.36m) Side and rear aspect double glazed windows, tiling to floor, radiator, side aspect double glazed door to garden.

FIRST FLOOR Landing - Rear aspect double glazed Velux window, trap hatch to loft space, doors to:

BEDROOM 2 17' 2" x 12' 0" (5.23m x 3.66m) Rear aspect double glazed Velux window, side aspect double glazed window, inset lights, eaves storage, radiator.

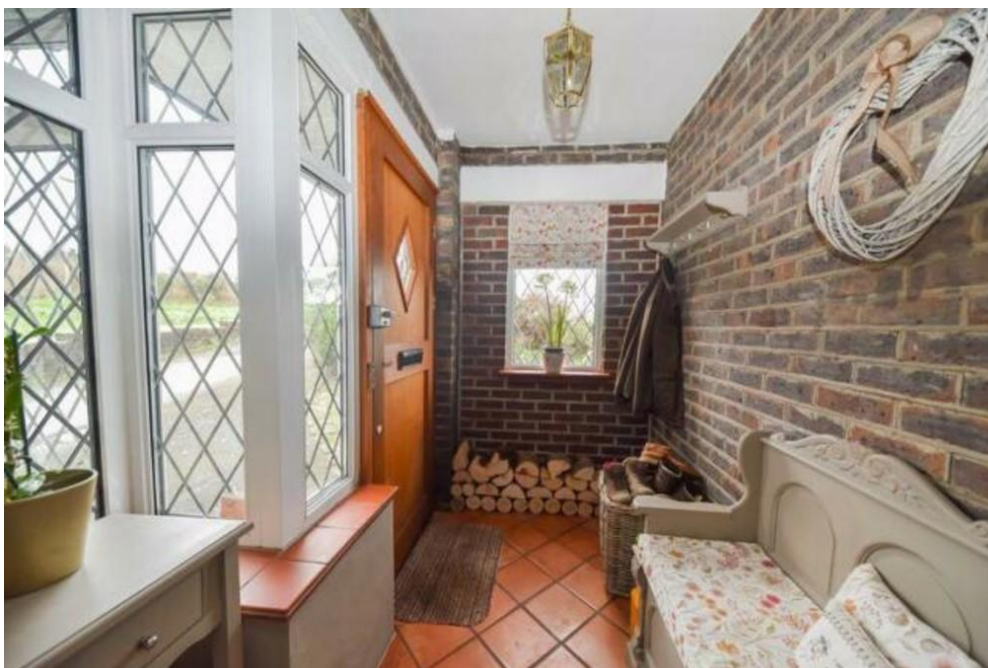
BEDROOM 3 17' 2" x 8' 10" (5.23m x 2.69m) Side aspect double glazed window, radiator, inset lights, fitted wardrobe.

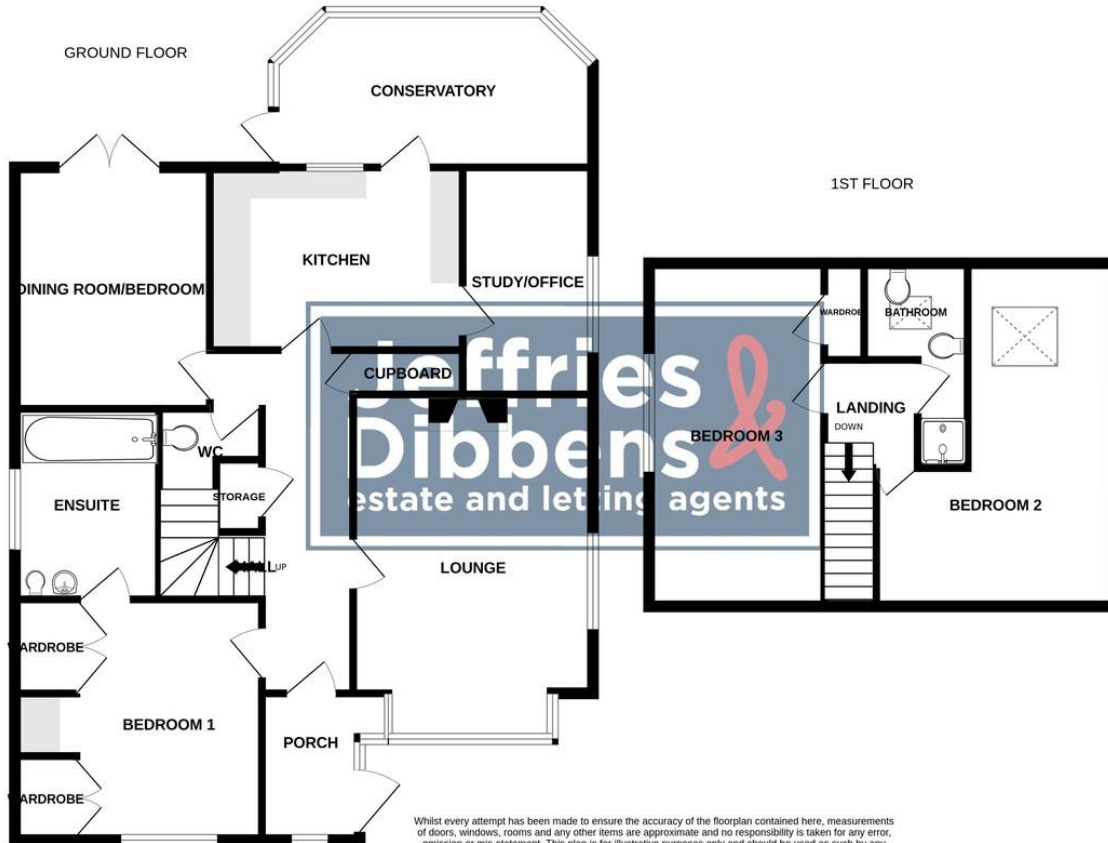
SHOWER ROOM Rear aspect double glazed Velux window, W.C, wash hand basin, shower cubicle, tiled splash backs, radiator, inset lights, extractor.

OUTSIDE Front - Well maintained front garden with views over local countryside, driveway providing considerable off road parking and leading to:

GARAGE & WORKSHOP Up and over door, light and power, personal door and window to garden.

REAR GARDEN The beautiful and well stocked and maintained rear garden is part laid to lawn with stoned seating area, patio, hardstand for shed, scattered shrubs and plants. There is a vegetable/fruit garden to the side with outside tap and shed.





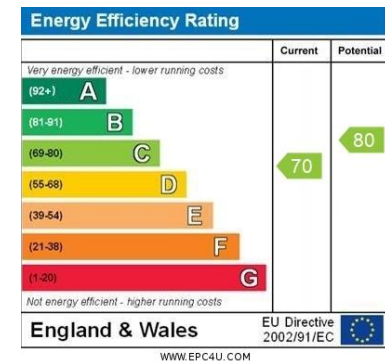
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
East Hampshire District Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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