



**£775,000**  
**Park Road**  
Purbrook, PO7 5ER

## PROPERTY SUMMARY

Tucked away in a secluded location and accessed via a private driveway we are delighted to offer for sale this substantial 4 bedroom detached family residence in Park Road, Purbrook. Occupying a significant 1/3 of an acre plot and boasting approx. 2000 sq ft internally early viewing is strongly advised. The property boasts 4 well proportioned first floor bedrooms with walk in wardrobe and en-suite facilities to the master, 2 large reception rooms, 25ft kitchen/breakfast room, 33ft conservatory, family bathroom and additional ground floor WC. Externally there is a superb and large rear garden, 18 x 12 garage with considerable further off road parking and an outbuilding with annexe or studio potential. The property is situated close to Purbrook Heath and several popular schools. Offered for sale with no forward chain early interest is expected so to avoid disappointment contact Jeffries & Dibbens as sole agents.

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**RECEPTION HALL** Under stair cupboard, stairs to first floor, doors to:

**RECEPTION ROOM 1** 18' 3" x 13' (5.56m x 3.96m) Window to front aspect, radiator, open fire, windows and double doors to conservatory, original features, door to:

**RECEPTION ROOM 2** 18' 3" x 8' 7" (5.56m x 2.62m) Windows to front and rear aspects, radiator, wooden flooring.

**WC** WC, hand wash basin, part tiled, part wood panelled.

**KITCHEN/BREAKFAST ROOM** 25' 3" x 13' 5" (7.7m x 4.09m) Windows to front and side aspects, radiator, extensive range of fitted cupboards, units and work surfaces, Range style cooker with extractor over, integrated full length fridge and freezer, integrated dishwasher, double bowl sink unit with mixer tap over, wooden flooring, open plan to:

**CONSERVATORY** 33' 8" x 13 max' (10.26m x 3.96m) Fully double glazed with double doors and single door to garden, radiator, air conditioning unit, wooden flooring, work surface with plumbing for washing machine and space for tumble dryer.

**FIRST FLOOR** Landing - Window to rear aspect, storage cupboard, access to loft, doors to:

**BEDROOM 1** 13' x 12' 8" (3.96m x 3.86m) Window to front aspect, radiator, spot lighting, doors to:

**WALK IN WARDROBE** Window to rear aspect.

**ENSUITE** Window to rear aspect, heated towel rail, shower cubicle, hand wash basin with cupboard under, WC, spot lighting.

**BEDROOM 2** 13' x 8' 3" (3.96m x 2.51m) Window to front aspect, radiator, fitted wardrobes, spot lighting.

**BEDROOM 3** 10' 3" x 8' 3" (3.12m x 2.51m) Window to side aspect, radiator, fitted wardrobes.

**BEDROOM 4** 8' 11" x 8' 3" (2.72m x 2.51m) Window to front aspect, radiator.

**BATHROOM** 6' 10" x 5' 7" (2.08m x 1.7m) Window to rear aspect, radiator, panelled bath with shower over, hand wash basin, WC, spot lighting, fully tiled.

**OUTSIDE** Front - Accessed via a secluded private driveway and opening out on to a large driveway providing considerable off road parking, gate leading to:

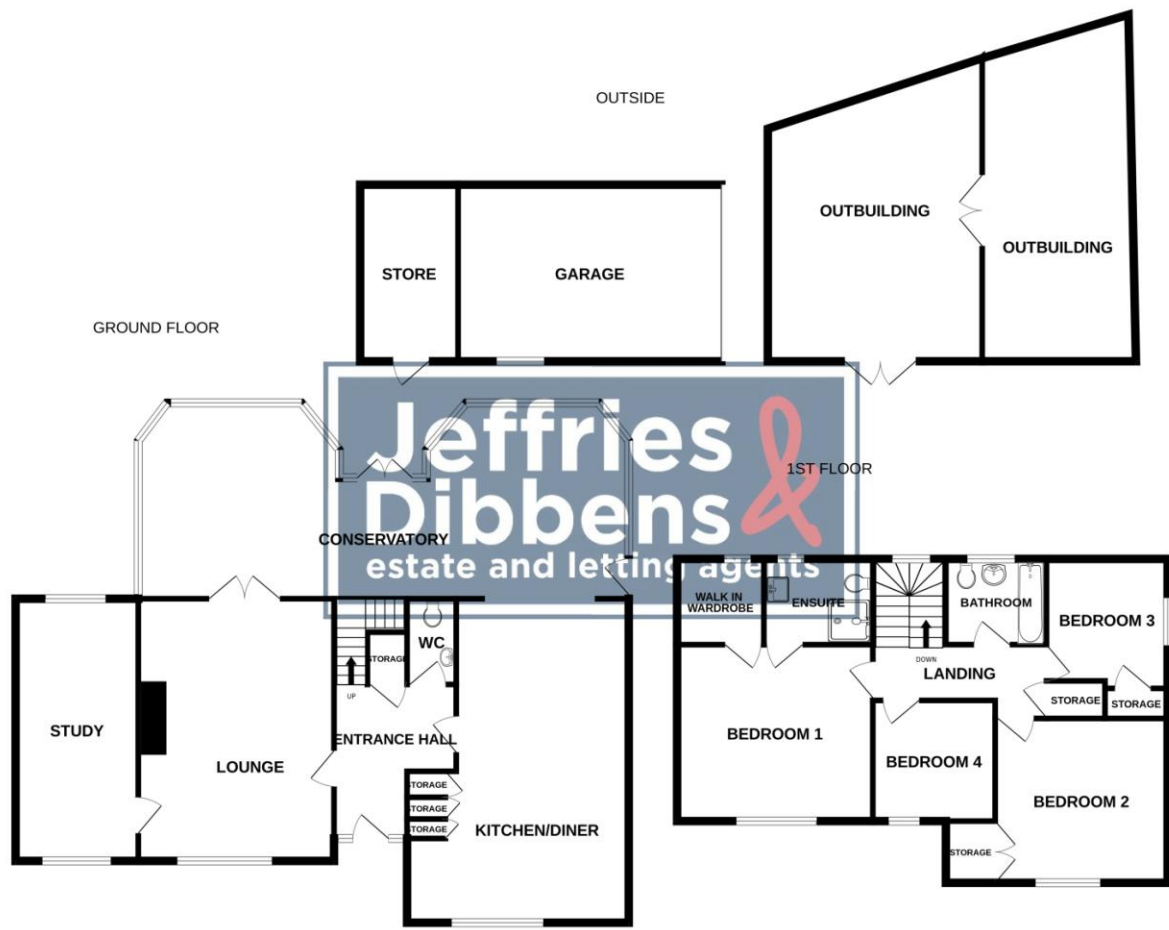
**REAR GARDEN** Very large rear garden which is mostly laid to lawn and has mature established borders, patio area, further considerable off road parking leading to:

**GARAGE** 18' 5" x 12' 7" (5.61m x 3.84m) Up and over door, light and power, considerable roof void storage.

**WORKSHOP** Attached to the garage, light and power.

**OUTBUILDING 1** 21' x 14' (6.4m x 4.27m) Window to side, double door to front, light and power, air conditioning, door to:

**OUTBUILDING 2** 22' x 10' (6.71m x 3.05m) Radiator, light and power.



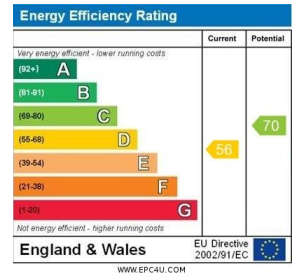
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**  
 Havant Borough Council

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 Band E

**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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