



£365,000
Edgefield Grove
Waterlooville, PO7 8NX

PROPERTY SUMMARY

Located in a very popular area of Tempest near Waterlooville and offered with no forward chain we are delighted to offer for sale this impressive 3 bedroom detached house in Edgefield Grove. The property has undergone significant improvement by the current owners and internal viewings are very strongly advised. The property boasts 3 first floor bedrooms with en-suite facilities to the master bedroom, refitted family bathroom, large lounge, newly fitted kitchen/breakfast room, sun lounge, additional WC, utility and a self contained salon/office. Externally there is considerable off road parking and a garden to the rear. Early viewing is advised and can be arranged by contacting us as sole agents.





ENTRANCE HALL Door to front, radiator, doors to:

WC Window to front aspect, radiator, WC, hand wash basin with cupboard under, sensor lighting, part panelled walls.

LOUNGE 17' 08" x 13' 01" (5.38m x 3.99m) Window to front aspect, radiator, under stair cupboard, stairs to first floor, double doors to:

KITCHEN/DINER 17' 07" x 9' 11" (5.36m x 3.02m) Window to rear aspect, radiator, range of fitted cupboards, units and work surfaces with ceramic double bowl sink unit and mixer tap, plumbing for washing machine or dishwasher, space for American style fridge freezer, opening to sun lounge, door to:

UTILITY ROOM 8' 06" x 5' 05" (2.59m x 1.65m) Range of cupboards, units and work surfaces, plumbing for washing machine, under unit lighting, door to garage.

SUN LOUNGE 10' 02" x 6' 10" (3.1m x 2.08m) Windows to both sides and rear, double doors to garden, light and power.

SALON/OFFICE 9' 06" x 8' 02" (2.9m x 2.49m) Window and door to rear garden, radiator, light and power, running water.

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

BEDROOM 1 14' 04" max x 11' 04" max (4.37m x 3.45m) Window to rear aspect, radiator, fitted wardrobes, door to:

ENSUITE Window to rear aspect, radiator, shower cubicle, hand wash basin, WC.

BEDROOM 2 11' 05" x 9' 07" (3.48m x 2.92m) Window to front aspect, radiator, built in wardrobe.

BEDROOM 3 8' 09" x 6' 10" (2.67m x 2.08m) Window to front aspect, radiator.

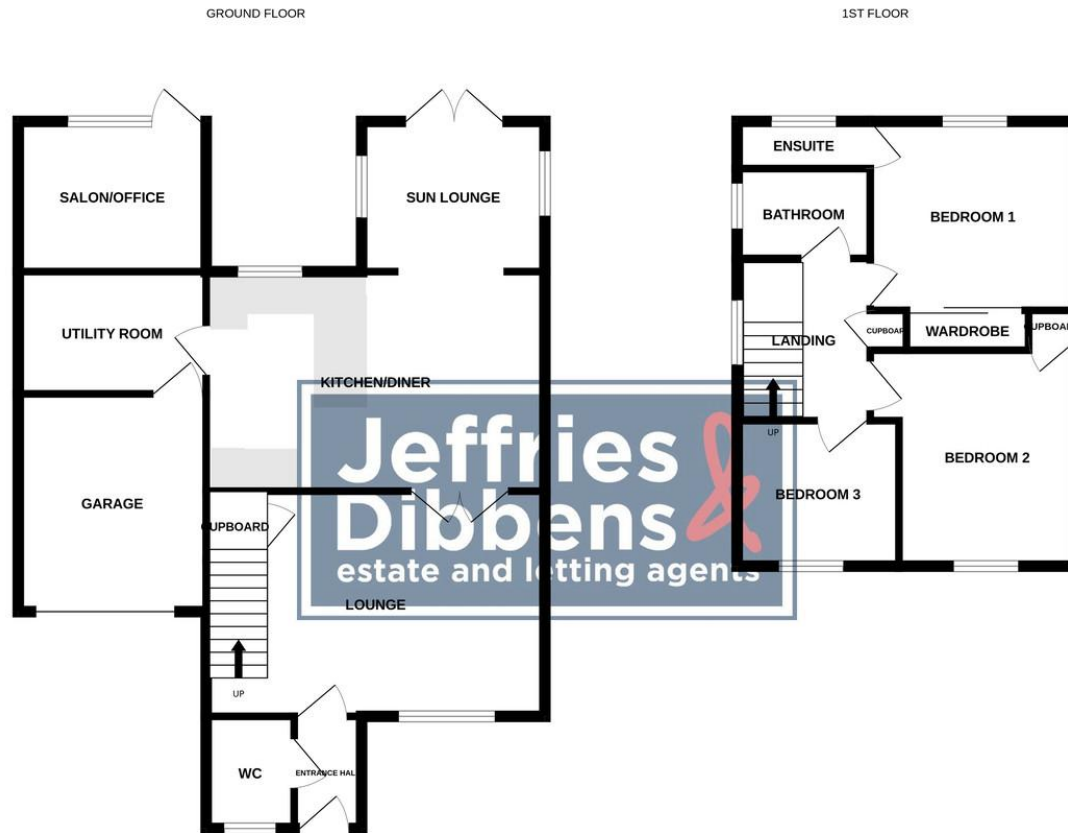
BATHROOM Window to side aspect, radiator, panelled bath, hand wash basin with cupboard under, WC, majority panelled surround.

OUTSIDE Front - Block paved driveway providing considerable off road parking and leading to:

GARAGE 10' 11" x 8' 07" (3.33m x 2.62m) Electric door, light and power, personal door to utility room.

REAR GARDEN Mostly laid to lawn with patio area, side access, light and power, shed, hot tub, access to salon.





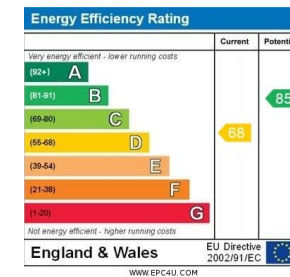
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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