



**£450,000**  
**Maralyn Avenue**  
Waterlooville, PO7 7LL

## PROPERTY SUMMARY

Conveniently located within walking distance of Waterlooville town centre and tucked away in a quiet cul-de-sac, we are delighted to offer for sale this 3 bedroom detached bungalow in Maralyn Avenue. This well presented home has a large number of benefits and internal viewings are very strongly advised. The property boasts 3 double bedrooms, fitted kitchen, lounge, bathroom suite and separate W.C. Externally there is a fabulous rear garden, off road parking for several vehicles and two garages. To arrange your viewing contact us as sole agents today.





**HALLWAY** Storage cupboard, access to loft, radiator, door to:

**LOUNGE** 16' 2" x 12' 11" (4.93m x 3.94m) Bay window to front aspect, window to side aspect, 2 sets of radiators, feature fire place.

**BEDROOM 1** 15' 4" x 13' 1" (4.57m x 3.99m) Window to front aspect, radiator, built in wardrobes.

**BEDROOM 3** 15' 0" x 11' 6" (4.57m x 3.51m) Window to side aspect, radiator, built in storage.

**BEDROOM 2** 13' 5" x 12' 0" (4.09m x 3.66m) Window to rear aspect, radiator, built in wardrobes, door to:

**WC** Window to side aspect, wash hand basin, W.C.

**BATHROOM** Window to rear aspect, heated towel rail, panelled bath with shower over, wash hand basin, W.C.

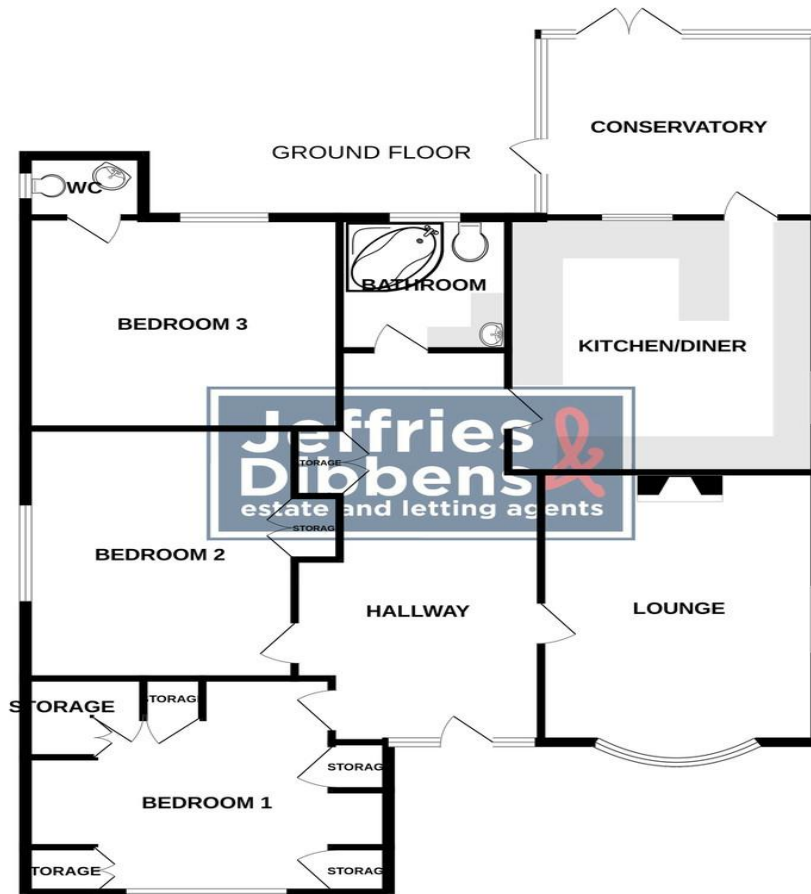
**KITCHEN/DINER** 15' 6" x 14' 6" (4.72m x 4.42m) Windows to rear and side aspect, wall mounted boiler, a range of wall and base units incorporating sink unit, space for range cooker with fan over, space and plumbing for washing machine and dish washer, integral fridge/freezer, door to:

**CONSERVATORY** 12' 0" x 9' 0" (3.66m x 2.74m) Window to all aspects, 2 sets of doors to rear aspect.

## **OUTSIDE**

**REAR GARDEN** Large area laid to lawn, patio area, gated access either side, tarmac, outside tap and light.

**FRONT GARDEN** Block paved driveway providing off road parking, lawn area.



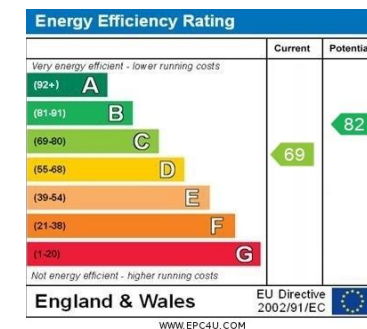
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Jeffries  
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