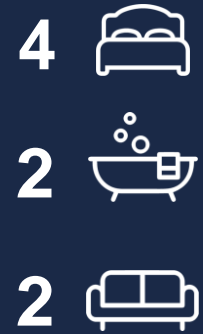




£795,000
Queens Road
Waterlooville, PO7 7SB

PROPERTY SUMMARY

Located in one of Waterloo's premier roads and offered for sale with no forward chain, we are delighted to offer for sale this substantial 4/5 bedroom individually built detached residence in Queens Road. This property is a rarely available opportunity to improve and modernise a unique home just the way you would like in a highly desirable residential location. The property has a large amount of accommodation arranged over 4 floors and has the added attraction of a large mature rear garden and an overall plot of approx 0.3 acres. The property has a number of features including en-suite facilities, balcony, sauna room and both double and single garages housing up to 4 cars with considerable further off road parking, as well as an outdoor heated swimming pool. Internal viewings are very strongly advised and can be arranged by contacting Jeffries & Dibbens as sole agents.





PORCH Window to side aspect, door leading to:

ENTRANCE HALL Window to rear aspect, radiator, stairs leading to first floor, door to:

WC Window to side aspect, built in storage, wash hand basin, W.C.

CONSERVATORY 19' 1" x 12' 2" (5.82m x 3.71m) Windows to all aspects, door to rear garden.

LOUNGE 19' 7" x 14' 0" (5.97m x 4.27m) 2 sets of radiators, window to side aspect, door to dining room, sliding doors and windows leading to:

VERNADA

DINING ROOM 12' 1" x 10' 6" (3.68m x 3.2m) Window to front and side aspect, radiator.

KITCHEN 14' 10" x 11' 9" (4.52m x 3.58m) Windows to side and rear aspects, door to rear garden, a range of wall and base units incorporating sink unit, built in double oven, integral dishwasher, space for American style fridge/freezer, door leading to ground floor.

LANDING Window to rear aspect, radiator, storage cupboard.

BEDROOM 1 14' 6" x 13' 5" (4.42m x 4.09m) Window to front aspect, radiator, built in wardrobes, door to:

ENSUITE Window to side aspect, radiator, panelled bath with shower over, wash hand basin, bidet, W.C.

BEDROOM 2 12' 5" x 10' 8" (3.78m x 3.25m) Window to front aspect, radiator.

BEDROOM 3 13' 2" x 10' 11" (4.01m x 3.33m) Window to front aspect, radiator.

BEDROOM 4 11' 11" x 8' 10" (3.63m x 2.69m) Window to rear aspect, radiator, stairs leading to loft room.

BATHROOM Window to rear aspect, radiator, shower cubicle, wash hand basin, W.C.

LOFT ROOM 38' 4" x 11' 8" (11.68m x 3.56m) 2 sets of windows to side aspect, 2 sets of radiators, eaves storage.

GROUND FLOOR

UTILITY ROOM 19' 2" x 5' 11" (5.84m x 1.8m) Window to rear aspect, a range of wall and base units incorporating sink unit, space for American style fridge/freezer, door to garage door to:

SHOWER ROOM Window to side aspect, walk in shower, door to:

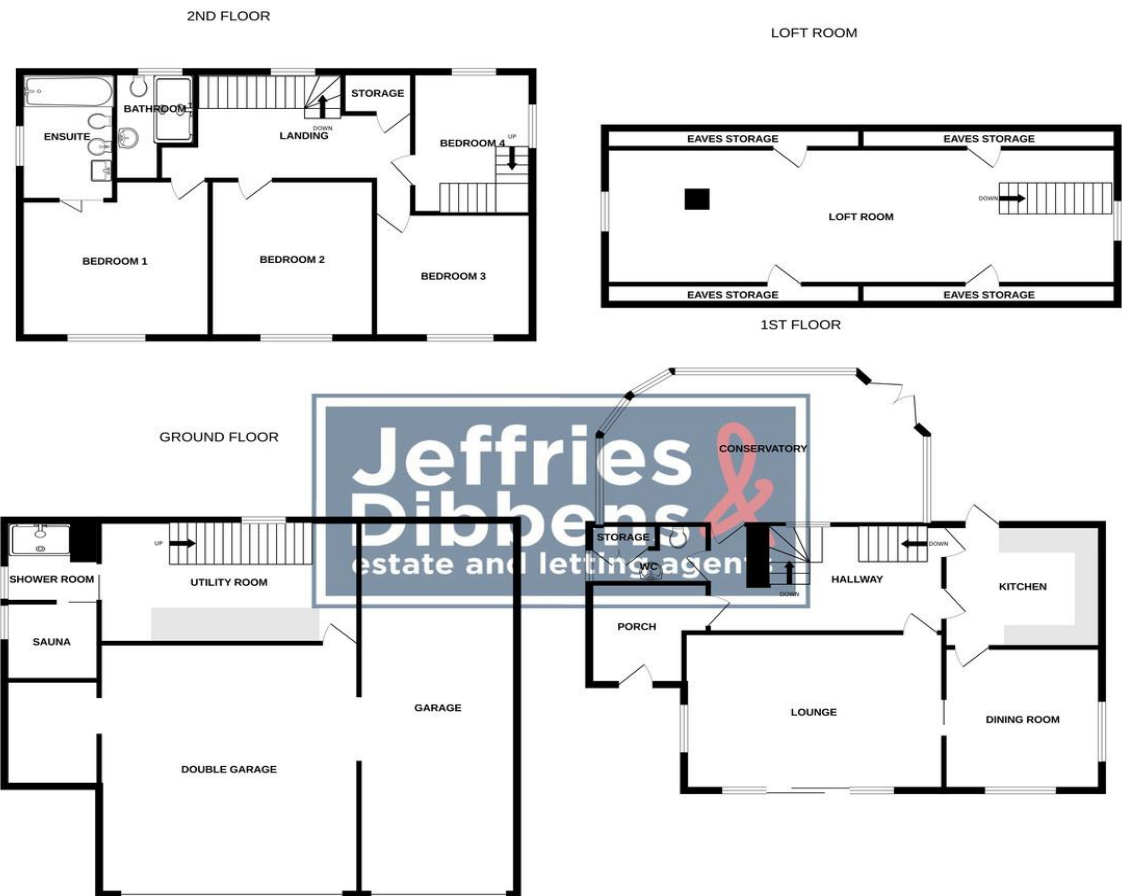
SAUNA

OUTSIDE Front - Large mature gardens to both sides with mixture of lawned and artificial lawn areas and mature flower/shrub borders, gated side access to rear garden, block paved driveway leading to garages.

DOUBLE GARAGE 20' 8" x 19' 4" (6.3m x 5.89m) Power and light, up and over electric garage door, wall mounted boiler, opening to:

GARAGE 30' 3" x 11' 8" (9.22m x 3.56m) Power and light, up and over electric garage door.

REAR GARDEN Large mature rear garden which is mostly laid to lawn and has an array of established borders with mature trees and shrubs, patio area, outside lighting and power points, timber shed, greenhouse, summer house with light and power, artificial lawn area, separate pump house, large outdoor heated swimming pool.



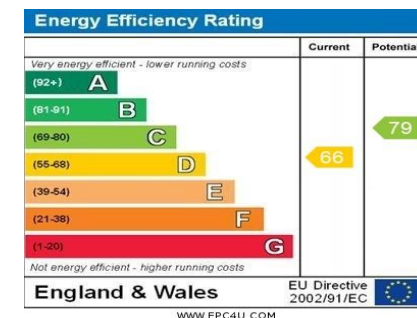
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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