



**£580,000**  
**Avondale Road**  
Waterlooville, PO7 7ST

## PROPERTY SUMMARY

Located within walking distance of Waterlooville town centre, Jubilee Park and the Queens Inclosure protected woodlands, we are delighted to offer for sale this well presented and extended 4 bedroom detached chalet property in Avondale Road. This spacious family property has an enormous amount to offer and internal viewings are very strongly advised. The property boasts 4 double bedrooms with 2 having en-suites, a family bathroom suite, lounge/diner with a modern fitted kitchen/breakfast room and additional orangery. Externally there is a well maintained rear garden, garage and driveway providing off road. Early interest is strongly advised so to arrange your viewing contact us today!





**HALLWAY** Radiator, stairs leading to first floor, under stairs storage cupboard, storage cupboard.

**BEDROOM 3** 12' 4" x 11' 11" (3.76m x 3.63m) Window to front aspect, radiator, log burner.

**BEDROOM 4** 11' 1" x 10' 10" (3.38m x 3.3m) Window to rear aspect, radiator.

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

**DINING ROOM** 17' 4" x 10' 9" (5.28m x 3.28m) Windows to front and side aspects, radiator, breakfast bar, opening to:

**KITCHEN** 20' 6" x 10' 1" (6.25m x 3.07m) Window to rear aspect, radiator door leading to rear garden, a range of wall and base units incorporating sink unit, space for hob with extractor fan over, integral dish washer, washing machine and fridge freezer, opening to:

**ORANGERY** 19' 5" x 11' 0" (5.92m x 3.35m) Windows to all aspect, sky lantern, bi-folding doors to garden, log burner.

**LANDING** Window to front aspect, radiator.

**BEDROOM 1** 16' 11" x 13' 7" (5.16m x 4.14m) Window to rear aspect, radiator, built in wardrobes, door to:

**ENSUITE** Window to rear aspect, heated towel rail, wash hand basin, shower cubicle, W.C.

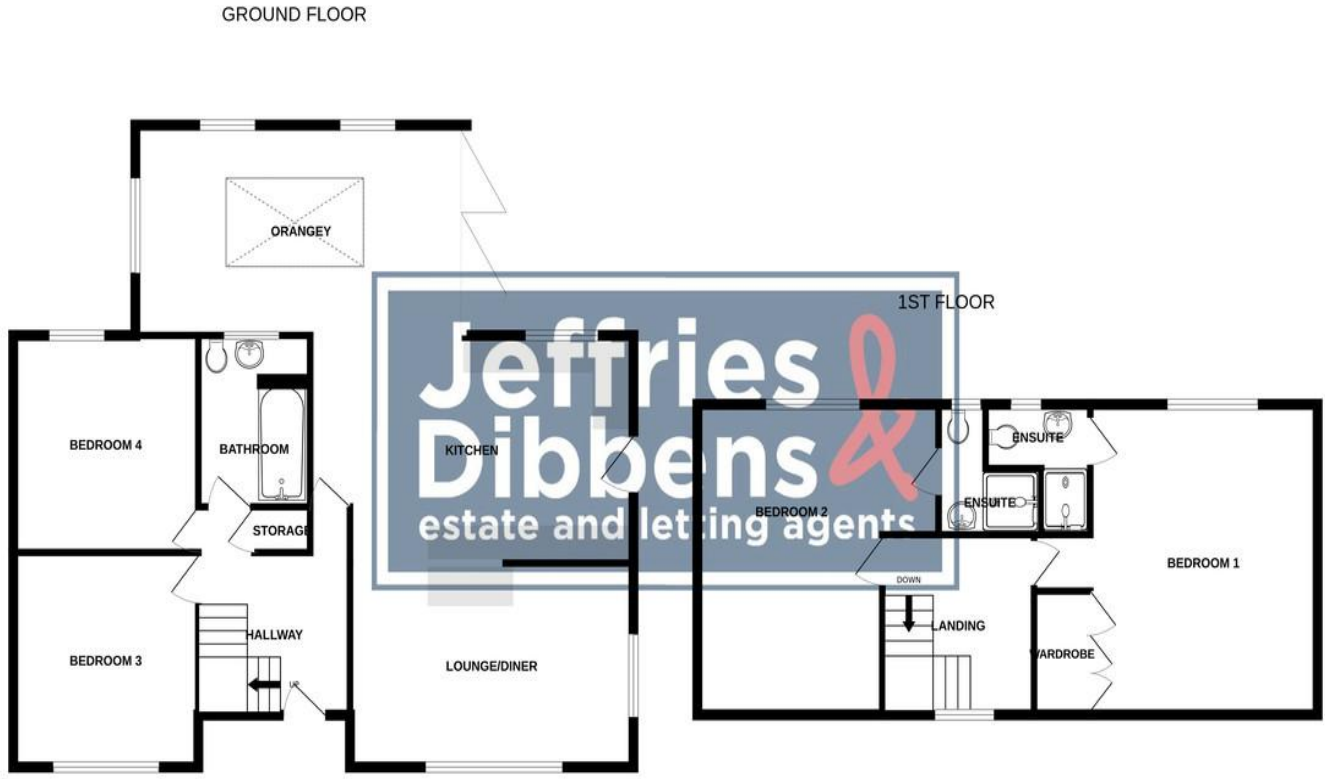
**BEDROOM 2** 16' 11" x 11' 11" (5.16m x 3.63m) Window to rear aspect, radiator, door to:

**ENSUITE** Window to rear aspect, heated towel rail, wash hand basin, shower cubicle, W.C.

#### **OUTSIDE**

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

**FRONT GARDEN** Area laid to lawn, shingled driveway providing off road parking.



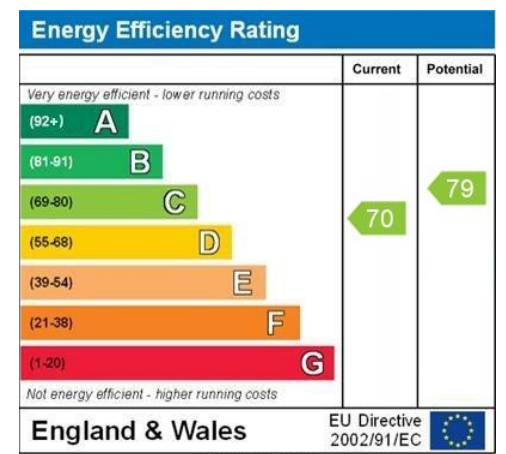
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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