



**£539,000**

**Andrew Crescent**

Waterlooville, PO7 6BE



**PROPERTY SUMMARY** We are delighted to present for sale this superb and extremely spacious 4 bedroom detached property on the very popular 'Berg' estate in Waterlooville. The property has been modernised throughout and benefits include 2 bathroom suites, a conservatory, a stunning open plan kitchen/diner, large lounge and 4 double bedrooms arranged over 2 floors. Externally there is a very well maintained, low maintenance south westerly aspect garden with summer house and of road parking with charging point for several vehicles. To avoid disappointment contact us as sole agents to arrange your viewing.





**ENTRANCE HALL** Radiator, dado rail, doors to:

**BEDROOM 3** 12' 11" x 11' 3" (3.94m x 3.43m) Window to front aspect, radiator, matching flooring.

**BEDROOM 4** 7' 8" x 6' 3" (2.34m x 1.91m) Window to front aspect, radiator.

**BATHROOM** Window to side aspect, extractor, heated towel rail, hand wash basin with cupboard under, W.C, shower, fully tiled surround and flooring, electric light mirror.

**KITCHEN/DINER** 25' 10" x 11' 9" (7.87m x 3.58m) Window to side aspect, bi fold doors to rear garden, floor to ceiling wall radiator, range of fitted cupboards, units and work surfaces, integrated double oven, warming tray, ceramic hob with extractor over, space for American style fridge freezer, breakfast bar, plumbing for dishwasher, large pantry style storage cupboard, 1 1/2 bowl sink unit, tiled flooring.

**LOUNGE** 23' 2" x 13' 4" (7.06m x 4.06m) Window to side aspect, double doors and windows to conservatory, radiator, log burner, air conditioning.

**CONSERVATORY** 13' 0" x 10' 8" (3.96m x 3.25m) Windows to side and rear aspects, double doors to rear.

**LANDING** Doors to:

**BEDROOM 1** 16' 3" x 13' 10" (4.95m x 4.22m) Windows to side and rear, radiator, access to eaves storage, built in wardrobes, air conditioning.

**BEDROOM 2** 13' 9" x 11' 0" (4.19m x 3.35m) Windows to front and side, radiator, built in shelving and wardrobes, laminate flooring.

**BATHROOM** Window to side aspect, heated towel rail, panelled bath with shower, W.C and hand wash basin with vanity surround and cupboard under, laminate flooring.

## OUTSIDE

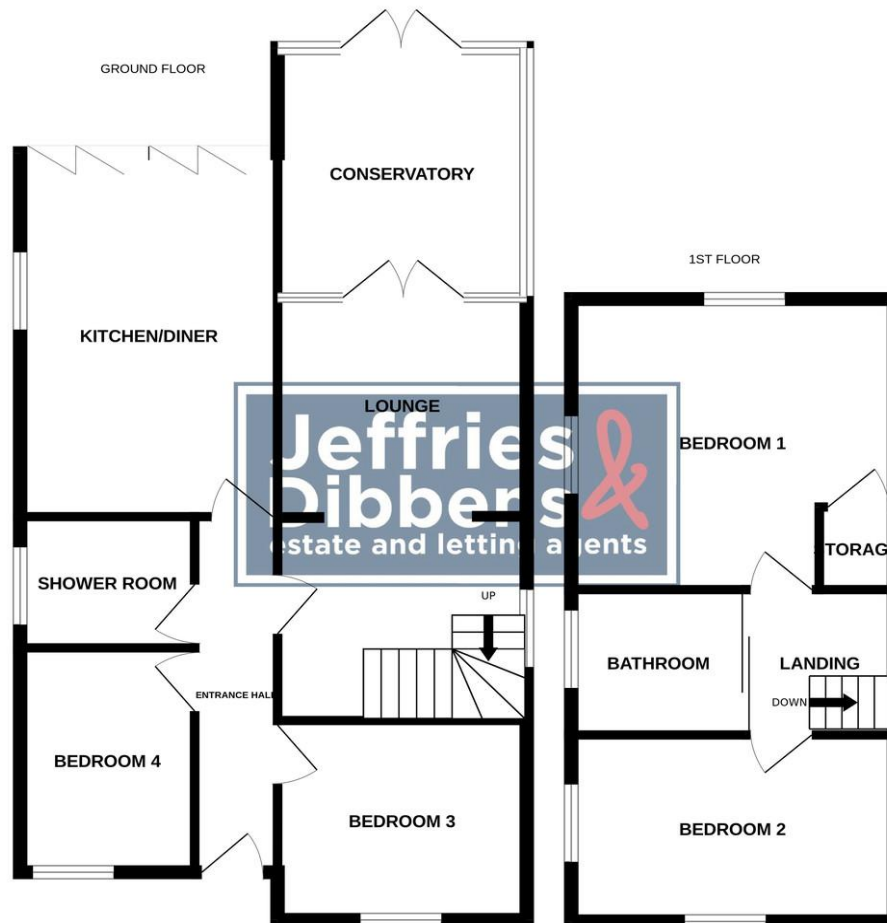
**FRONT GARDEN** Block paved driveway providing of road parking for several vehicles and electric charging point.

**REAR GARDEN** Well maintained rear garden with large decked area, artificial lawn, flower beds with railway sleepers, outside tap and lighting, covered patio area with heaters, power points.

**UTILITY ROOM** 7' 11" x 7' 4" (2.41m x 2.24m) Cupboards and work surfaces, 1 1/2 bowl sink unit with mixer tap over, plumbing for washing machine, space for tumble dryer, space for fridge freezer, door to:

**STORE ROOM/SHED** 18' 0" x 7' 6" (5.49m x 2.29m) Door to front, light and power, work surface.

**SUMMER HOUSE** 16' 4" x 13' 1" (4.98m x 3.99m) Double doors, twin windows, light and power.



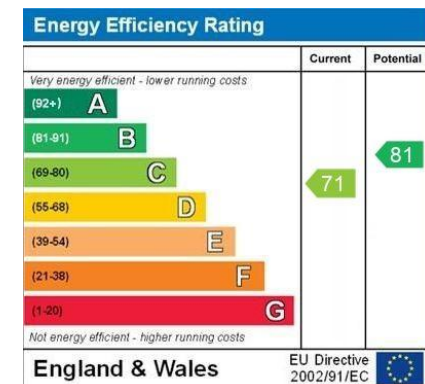
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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