



**£339,995**

**Elstead Gardens**

Purbrook, PO7 5EX



## PROPERTY SUMMARY

Tucked away in a little known cul-de-sac in Purbrook, we are delighted to offer for sale this very well presented 3 bedroom property in Elstead Gardens. The current owners have significantly improved this property and internal viewings are a must. The property has an enormous number of benefits including 3 first floor double bedrooms, a new 4 piece bathroom suite, modern fitted kitchen with dining area and a large lounge. Externally there is a new block paved driveway providing considerable off road parking and a landscaped south facing rear garden. The property is just a short distance from several popular schools, Purbrook village shops and Purbrook heath. Early interest is expected so to avoid disappointment contact us as sole agents today!

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**ENTRANCE HALL** Window to side, door leading to:

**KITCHEN/DINER** 19' 04" x 12' 07 max" (5.89m x 3.84m) Two windows to front aspect, radiator, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, space for cooker and fridge freezer, plumbing for washing machine and dishwasher, spot lighting, double storage cupboard.

**LOUNGE** 19' 10" x 13' 09" (6.05m x 4.19m) Window and bi-fold doors to rear garden, 2 radiators, stairs to first floor, under stair cupboard.

**FIRST FLOOR** Landing - Access to loft, doors to:

**BEDROOM 1** 13' 09" x 9' 08" (4.19m x 2.95m) Window to rear aspect, radiator, built in wardrobe.

**BEDROOM 2** 11' x 9' 10" (3.35m x 3m) Window to front aspect, radiator.

**BEDROOM 3** 10' 08" x 9' 06" (3.25m x 2.9m) Window to rear aspect, radiator.

**BATHROOM** 9' 03" x 7' 10" (2.82m x 2.39m) Twin windows to front aspect, heated towel rail, panelled bath, double shower cubicle, WC, hand wash basin with vanity surround and cupboard under, part tiled.

**OUTSIDE** Front - Mostly laid to block paving and providing considerable off road parking, outside tap, EV charger point.

**REAR GARDEN** South facing rear garden which has been landscaped and is mostly laid to lawn with a patio area, raised borders and a rear decked area, shed, rear access.



GROUND FLOOR

1ST FLOOR



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 C

**VIEWINGS**  
By prior appointment only

EPC TP FOLLOW

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
& Dibbens**  
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