



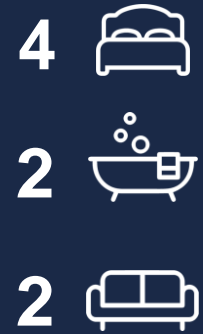
£529,995

Westland Drive

Waterlooville, PO7 5UG

PROPERTY SUMMARY

We are delighted to offer for sale extremely spacious 4 bedroom detached family home tucked away in a quiet cul-de-sac in Waterlooville. This is a rare opportunity to purchase a property in this locale which is within walking distance of several popular local schools early viewing is strongly advised. The property has a huge number of benefits including 4 first floor double bedrooms, kitchen/breakfast room, large lounge, separate dining room and a down stairs W.C. Externally there is a rear garden, garage and long driveway providing off road parking for multiple vehicles. Subject to planning permission you have the opportunity to extend the property further by converting the large loft into further living accommodation. To arrange your viewing and avoid disappointment contact us today!





ENTRANCE HALL Radiator, stairs leading to first floor with storage, oak flooring, cupboard under, doors to:

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

LOUNGE 23' 0 into bay" x 11' 11" (7.01m x 3.63m) Bay window to front aspect, French doors to rear aspect, two radiators, oak flooring, gas fire with stone surround and hearth.

DINING ROOM 11' 8" x 9' 7" (3.56m x 2.92m) Window to rear aspect, radiator.

KITCHEN/BREAKFAST ROOM 17' 10" x 8' 10" (5.44m x 2.69m) Windows to rear and side aspect, side door to garden, wall mounted boiler, range of wall and base units incorporating sink unit with work tops over, radiator, space for fridge/freezer, wine rack, space for cooker with extractor hood over, space for washing machine and tumble dryer.

LANDING Window to front aspect, radiator, airing cupboard, door to:

BEDROOM 1 13' 11" x 9' 5" (4.24m x 2.87m) Window to front aspect, radiator, fitted Sharps wardrobes.

BEDROOM 2 11' 10" x 11' 2" (3.61m x 3.4m) Window to rear aspect, radiator, built in cupboard.

BEDROOM 3 11' 7" x 8' 11" (3.53m x 2.72m) Window to rear aspect, radiator.

BEDROOM 4 8' 11" x 8' 3" (2.72m x 2.51m) Window to front aspect, radiator.

BATHROOM Window to rear aspect, panelled bath with shower over, heated towel rail, extractor, vanity unit incorporating W.C and wash hand basin, with sensor mirror over, fully tiled.

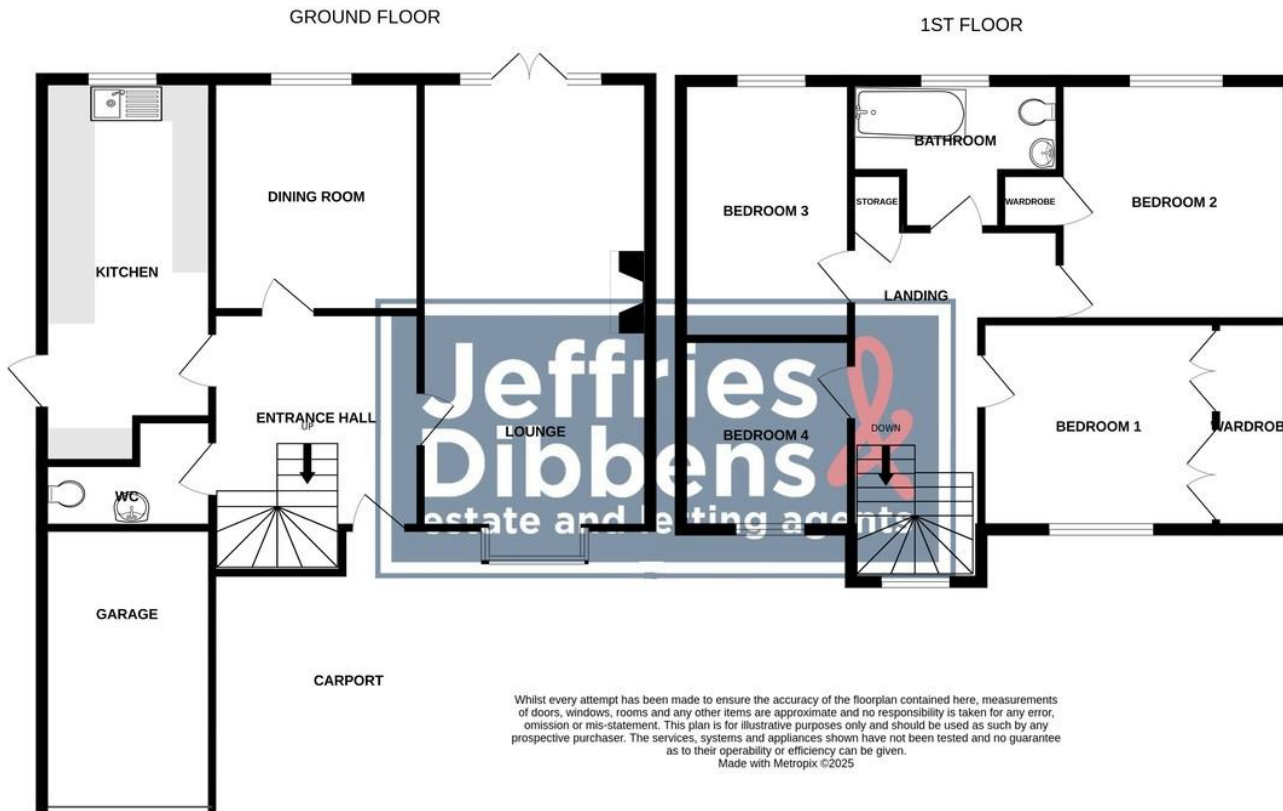
OUTSIDE

REAR GARDEN Mainly laid to lawn, patio area, gated side access to front.

FRONT GARDEN Area laid to lawn with tarmac driveway providing parking for multiple vehicles and giving access to the carport and garage.

GARAGE 17' 2" x 8' 4" (5.23m x 2.54m) Up and over garage door.





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 E

VIEWINGS
By prior appointment only

EPC TO 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.



OFFICE ADDRESS
226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT
023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk