



£350,000

Charlesworth Gardens

Waterlooville, PO7 6AU

PROPERTY SUMMARY

Tucked away in a popular cul de sac location in Waterlooville, this extended four bedroom property offers spacious living accommodation and would make an ideal family home. The accommodation comprises, kitchen/breakfast room, lounge, dining room with a downstairs bedroom, whilst on the first floor there are three bedrooms and a four piece bathroom suite. Externally there is Block paved driveway providing off road parking with a south facing rear garden and rear access. Early interest is expected so to avoid disappointment contact us as sole agents today on 02392 231 100!

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PORCH Wall light, door to:

DINING ROOM 15' 01" x 11' 08" (4.6m x 3.56m) Window to front aspect, radiator, stairs to first floor, doors & entrance to:

KITCHEN/BREAKFAST ROOM 21' 04" x 18' 07" (6.5m x 5.66m) 4x Windows to rear aspect, stable door to rear aspect, double doors to rear aspect both doors leading into rear garden, spot lighting, range of fitted units, cupboards & quartz work surfaces over, integrated sink bowl with taps & integral drainer, quartz breakfast bar, space for American style fridge/freezer, plumbing & space for washing machine & dishwasher, space for tumbler dryer, eye level built in microwave, eye level electric oven, integrated induction hob with hood above.

LOUNGE 12' 10" x 11' 04" (3.91m x 3.45m) Spot lighting, gas fire with solid stone fireplace, entrance to kitchen/breakfast room.

BEDROOM 4 14' 08" x 7' 07" (4.47m x 2.31m) Window to front aspect, radiator, door to storage housing fuse box & electricals, door to storage housing gas meter.

FIRST FLOOR

LANDING Loft hatch, storage cupboard housing boiler, doors to:

BEDROOM 1 14' 05" x 8' 10" (4.39m x 2.69m) Window to front aspect, radiator.

BEDROOM 2 11' 11" x 8' 03" (3.63m x 2.51m) Window to rear aspect, radiator.

BEDROOM 3 11' 01" x 6' 11" (3.38m x 2.11m) Window to front aspect, radiator.

BATHROOM 10' 04" x 7' 06" (3.15m x 2.29m) Window to rear aspect, spot lighting, panelled wall to floor, heated towel rail, oval shower cubicle with double hose, vanity system with WC, hand wash basin with mixer tap and cupboards under, panelled bath with taps & detachable hose.

OUTSIDE

FRONT Blocked paved driveway for parking for 2/3 vehicles.

REAR GARDEN Mostly laid to lawn with pathway, hard stand area, palm tree, small pond, green house, outside power, outside tap, gated rear access leading to the front of the properties, outhouse.

OUTHOUSE 15' 01" x 10' 04" (4.6m x 3.15m) Cladded outhouse with window to side, aspect, spot lighting, power & its own separate fuse box.

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 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.

**Jeffries
& Dibbens**
estate and letting agents

OFFICE ADDRESS

226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT

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