



O'HARA
PROPERTIES & ESTATES

WARFIELD AVENUE | WATERLOOVILLE | PO7 7JJ

£590,000



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WELCOME Home

O'Hara Properties and Estates are excited to welcome to you this 4-bedroom detached house in the popular location of Waterlooville. This quiet corner house has dream home potential to a growing family. This home has plenty of space to live and entertain in.

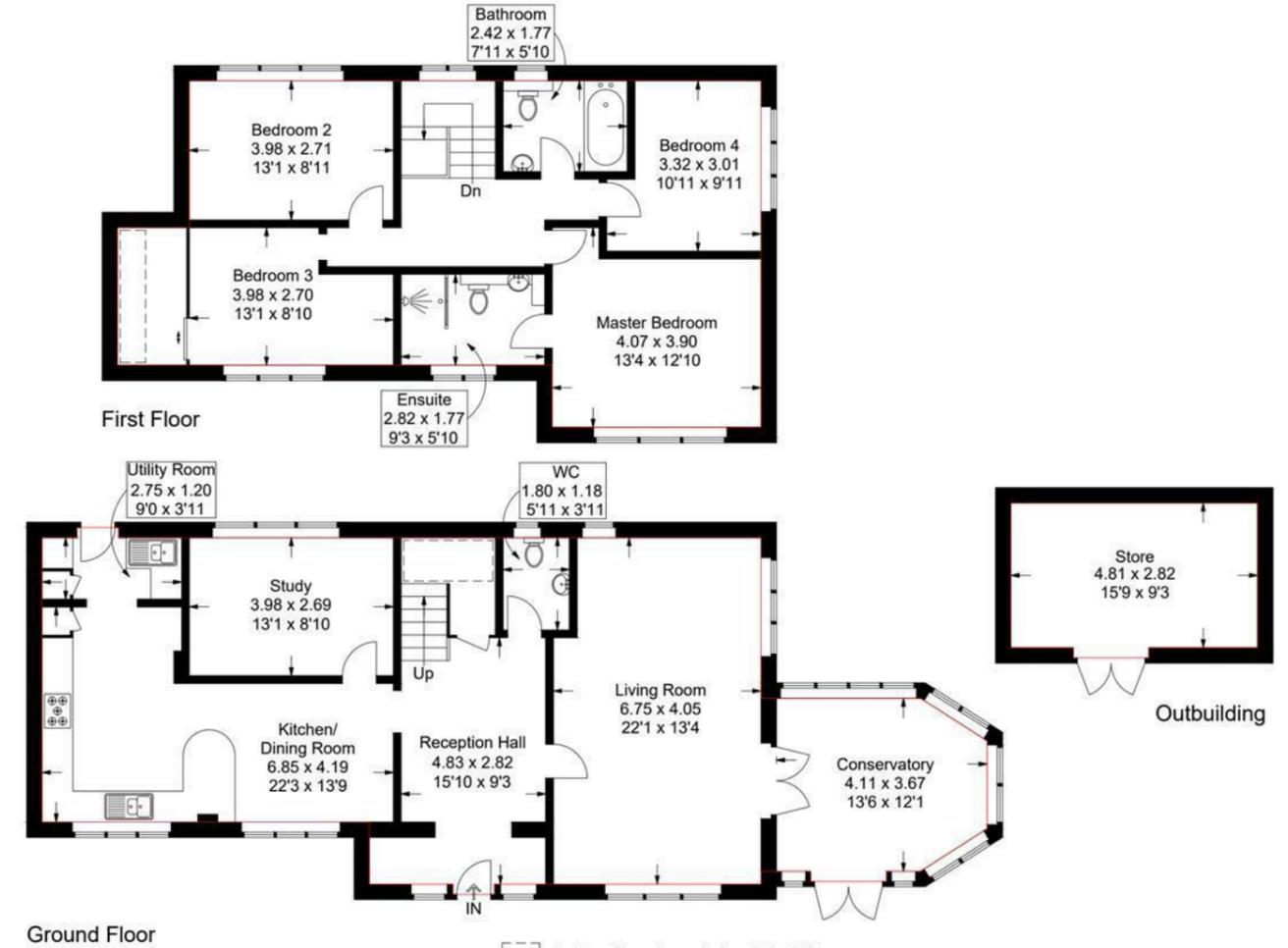
This property is walking distance to local shops and bus routes.

This is a must view property! To book call 02392259822



Warfield Avenue, Waterlooville

Approximate Gross Internal Area = 171.9 sq m / 1850 sq ft
Outbuilding = 13.9 sq m / 150 sq ft
Total = 185.8 sq m / 2000 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

As you approach this gorgeous, detached home you are met with your own extensive private driveway with wrap around gardens. You enter into a spacious entrance hall that is the centre of the home. Leading off to the right of the entrance hall you have a welcoming, light, well decorated living room finished with fresh cream and white tones. The multi-functional conservatory is bright and airy overlooking the garden space. The kitchen is the heart of this property which is perfect for family time and entertaining guests. Not only is this kitchen beautifully decorated, but it also has plenty of storage space. The utility room that follows on from the kitchen leads out to the rear garden. As you head up to the second floor, you have the main family bathroom to the left. The master bedroom is completed with its own ensuite. The other 3 double bedrooms are decorated with modern neutral tones ready for you to put your own stamp on them.

Parking: Driveway
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: None
 Public right of way: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: C

DISCLAIMER

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

RECEPTION HALL

LIVING ROOM

CONSERVATORY

DOWNSTAIRS WC

KITCHEN/DINING ROOM

STUDY

UTILITY ROOM

MASTER BEDROOM

ENSUITE

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM

OUTSIDE STORE

ADDITIONAL INFORMATION

Council tax band: F
 Tenure: Freehold
 Property type: House
 Property construction: Standard form
 Electricity supply: Mains electricity
 Solar Panels: Yes
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Central heating
 Heating features: Double glazing
 Broadband: ADSL copper wire
 Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Good



FEATURES

- PARKING FOR MULTIPLE CARS
- FOUR DOUBLE BEDROOMS
- IMMACULATE THROUGHOUT
- BEAUTIFUL FAMILY HOME
- DETACHED
- MUST VIEW PROPERTY