



31 Willow Tree Avenue , Waterlooville, PO8 8AL

Guide price £375,000

Welcome to this tranquil and family-friendly neighbourhood of Willow Tree Avenue, Waterlooville, this charming semi-detached house offers a delightful blend of comfort and convenience. Built in the 1960s, this extended home boasts a generous living space of 1,250 square feet, making it an ideal choice for families seeking room to grow.

The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for everyone to unwind. The house is equipped with two bathrooms, including an upstairs bathroom and a convenient downstairs w.c., ensuring that morning routines run smoothly.

One of the standout features of this home is its large private garden, providing a serene outdoor space for children to play or for hosting summer barbecues. The long driveway offers parking for up to four vehicles, a rare find in many properties, adding to the convenience of this lovely home.

Situated in a peaceful area, this property is surrounded by good schools catering to all ages, making it an excellent choice for families. With its combination of spacious living, outdoor enjoyment, and proximity to local amenities, this semi-detached house on Willow Tree Avenue is a wonderful opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this delightful home your own.

- Extended 3 bed semi detached home
- Large, private garden with lawn & patio
- Long driveway and garage
- Upstairs bathroom and downstairs W.C.
- Ample, fully fitted kitchen
- Peaceful, family friendly neighbourhood
- Good school catchment for all ages
- Close to local shops & amenities
- Easy reach of A3(M)
- Parks, walks and golf course within walking distance

Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



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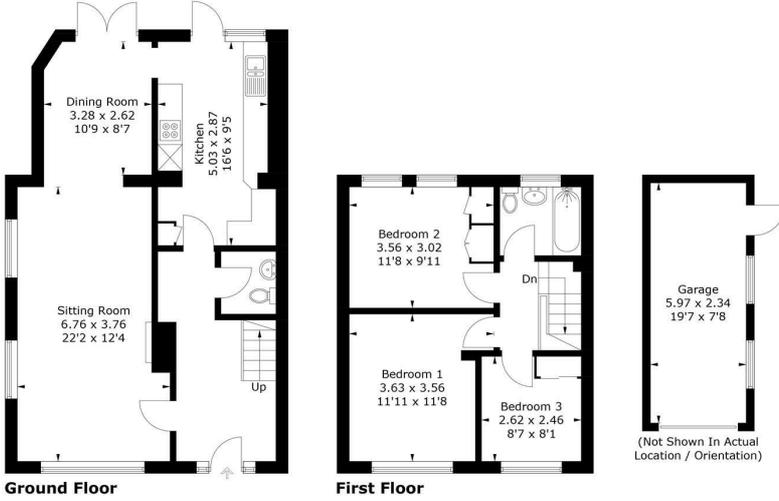


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Floor Plan

Willow Tree Avenue, PO8

Approximate Gross Internal Area = 102.1 sq m / 1099 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 116.1 sq m / 1250 sq ft



Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

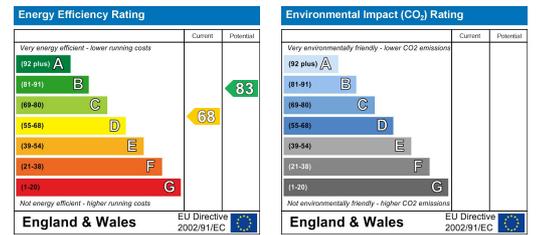
PRODUCED FOR ROK MARSH

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1221929)

Area Map



Energy Efficiency Graph



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