



**Albretia Avenue, Waterlooville PO8 8QS**

**welcome to**

## **Albretia Avenue, Waterloo**

Stylish four bed link detached with flexible converted garage, EV charger, modern kitchen, open plan living, en-suite rooms, three camera CCTV system and a sunny garden in a quiet spot close to schools, transport and amenities.

### **Entrance Porch**

Double glazed window to front aspect. Laminate flooring, door to lounge/diner.

### **Lounge / Diner**

Double glazed window to front aspect. Carpet flooring, two radiators, double glazed doors leading to rear garden. Feature fireplace, stairs leading to first floor.

### **Kitchen**

Double glazed window to rear aspect. Range of wall and base units with work surface over, incorporating sink unit with mixer tap over. Breakfast bar. Space for washing machine, dishwasher and American style fridge/freezer. Space for additional upright fridge/freezer, built-in double oven, hob and extractor hood. Double glazed door leading to rear garden, tiled floor.

### **Bedroom One**

Double glazed window to front aspect. Carpet flooring, radiator. Door to en-suite.

### **En-Suite**

Shower cubicle, low level WC and wash hand basin set over vanity unit. Tiled to principal areas, tiled floor, heated towel rail, extractor fan.

### **First Floor Landing**

Access to loft space. Double glazed window to side aspect. Carpet flooring.

### **Bedroom Two**

Double glazed window to front aspect. Carpet flooring, radiator. Door to en-suite.

### **En-Suite**

Double glazed window to side aspect. Shower cubicle, low level WC and pedestal wash hand basin.

### **Bedroom Three**

Double glazed window to rear aspect. Carpet flooring, radiator.

### **Bedroom Four**

Double glazed window to front aspect. Carpet flooring, radiator.

### **Bathroom**

Double glazed window to rear aspect. Whirlpool spa bath with shower over, wash hand basin and low level WC set over vanity unit. Radiator, tiled walls and tiled floor.

### **Outside**

#### **Front**

Tarmac frontage providing off road parking for multiple vehicles. EV charging point. Personal gate to rear garden.

#### **Converted Garage**

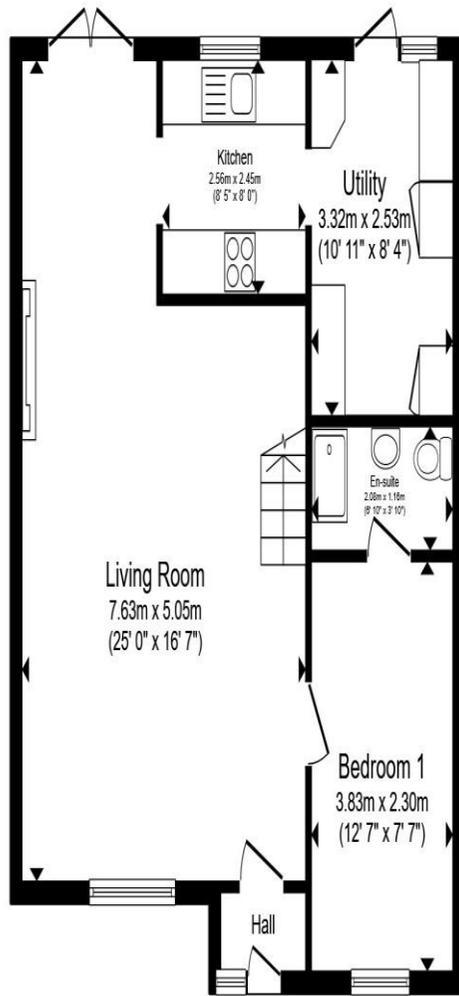
Double glazed window to side aspect. Power and light. Could be used for home office, bar, gym etc. Personal door to side.

#### **Rear Garden**

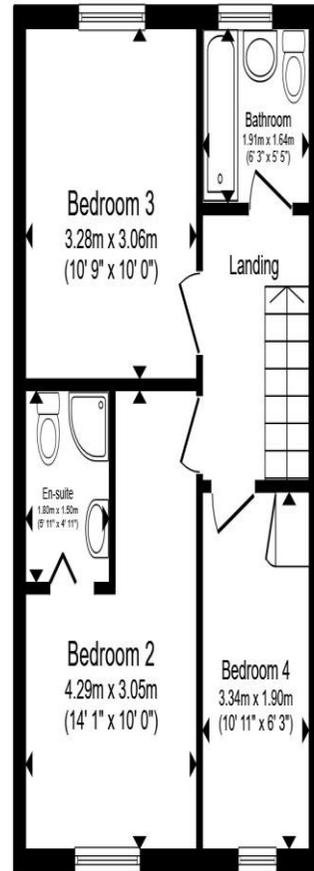
Block paved patio and laid to lawn with mature shrub border and fruit tree. Enclosed by panel fencing. Personal door to converted garage and pedestrian gate to front.

#### **Agents Note:**

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of the Connells Group



**Ground Floor**



**First Floor**

Total floor area 101.4 m<sup>2</sup> (1,092 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Albretia Avenue,**  
**Waterlooville**

- Four Bedrooms
- Two En-Suites
- Open Plan Lounge/Diner
- Converted Garage Space
- EV Charger and Driveway

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£450,000**



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Property Ref:  
WLV109221 - 0003

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