

# ARDEN & WAY

## BLOCK MANAGEMENT & LETTINGS



**46 Padnell Avenue, Waterlooville, PO8 8DT**  
**£365,000**

- Four-bedroom family home
- Quiet cul-de-sac location
- No onward chain
- Recently refurbished
- New carpets throughout
- New windows throughout
- Modern fitted kitchen
- Three-storey accommodation
- Top-floor principal bedroom
- Driveway and rear garden

Arden & Way are pleased to present this recently refurbished four-bedroom terraced family home, tucked away in a quiet cul-de-sac in the popular area of Cowplain, close to Waterlooville and Lovedean. Offered with no onward chain, this spacious property is ready for immediate occupation and provides an excellent opportunity for buyers to put their own stamp on a well-presented home.

Recently decorated throughout, the property benefits from fresh white paintwork, brand-new carpets and a modern fitted kitchen, creating a bright and welcoming feel throughout. The neutral décor provides the perfect blank canvas for new owners to personalise to their own taste.

The accommodation is arranged over three floors and comprises an entrance hall, spacious living room, kitchen/dining room, utility room and ground floor WC. The first floor offers three bedrooms and a family bathroom, while the second floor is dedicated to the impressive principal bedroom, creating a private retreat.

Outside, the property benefits from a block-paved driveway providing ample off-road parking. The enclosed rear garden features a decked seating area, lawn and paved pathway leading to the timber outbuilding.

The property is ideally situated for access to local shops and amenities, with the more extensive facilities of Waterlooville town centre nearby. A range of schools for all ages are within easy reach, and the property falls within a popular school catchment area. Excellent transport links are available via the A3 and M275, providing convenient access to Portsmouth, Petersfield, Guildford and beyond.

A fantastic opportunity to purchase a spacious, chain-free family home in a sought-after location.

For more information or to arrange a viewing please contact Arden & Way.

120 Elm Grove, Hayling Island, Hampshire, PO11 9EH

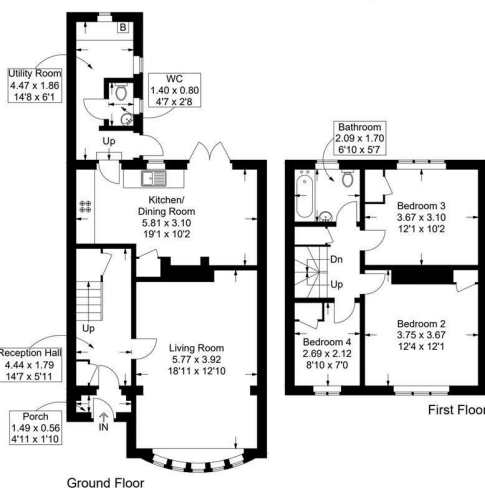
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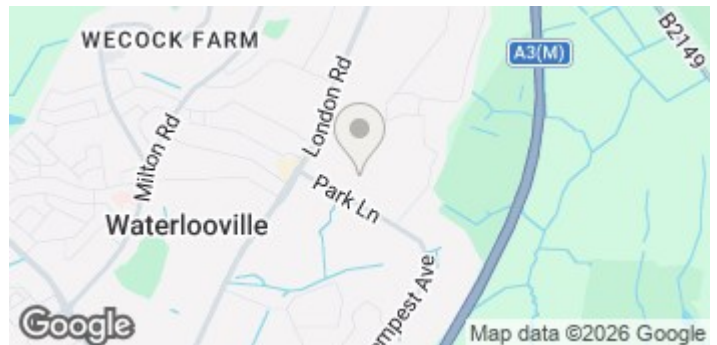
**Padnell Avenue, Cowplain**  
Approximate Gross Internal Area = 126.1 sq m / 1357 sq ft  
Outbuilding = 21.7 sq m / 233 sq ft  
Total = 147.8 sq m / 1590 sq ft



□ = Reduced headroom below 1.5m / 5'0"  
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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |
|                                             |  | 63                      | 79        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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