



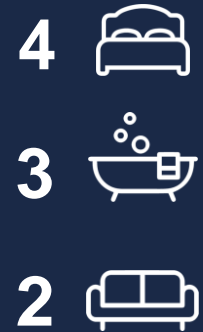
£400,000

Aldermoor Road East

Waterlooville, PO7 5NG

PROPERTY SUMMARY

We are delighted to offer for sale this extended 4 bedroom semi-detached home located in a popular area of Purbrook, Aldermoor Road East. Internally the property boasts modern fitted kitchen, lounge, study, 3 upstairs bedrooms, a modern piece bathroom suite, down stairs bathroom suite, ground-floor bedroom suite, complete with dressing room, direct garden access, and a separate room prepared for conversion into a private ensuite bathroom, with electrics installed and plumbing conveniently accessible nearby. Excellent for flexible living or future annex-style use. Externally there is a large driveway providing ample off road parking and a large south facing rear garden.





ENTRANCE HALL Stairs leading to first floor, window to front aspect, under stairs storage cupboard.

LOUNGE 12' 10" Into bay" x 11' 10" (3.91m x 3.61m) Bay window to front aspect, radiator.

KITCHEN/DINER 16' 2" x 13' 9" (4.93m x 4.19m) Windows to front, side and rear aspect, floor to ceiling radiator, a range of wall and base units, breakfast bar with built in sink unit, integral hob, integrated double oven, built in fridge/freezer, integral dish washer.

STUDY 7' 6" x 8' 8" (2.29m x 2.64m) Window to side aspect.

BEDROOM 1 11' 8" x 10' 2" (3.56m x 3.1m) Opening to:

DRESSING ROOM 10' 0" x 6' 5" (3.05m x 1.96m) Window and door to rear aspect, opening to:

ENSUITE Window to rear aspect, door to:

HALLWAY Door to rear garden, door to:

BATHROOM Window to front aspect, shower cubicle, W,C, wash hand basin.

LANDING

BEDROOM 2 11' 11" x 10' 2" (3.63m x 3.1m) Window to front aspect, radiator.

BEDROOM 3 11' 9" x 10' 3" (3.58m x 3.12m) Window to rear aspect, radiator.

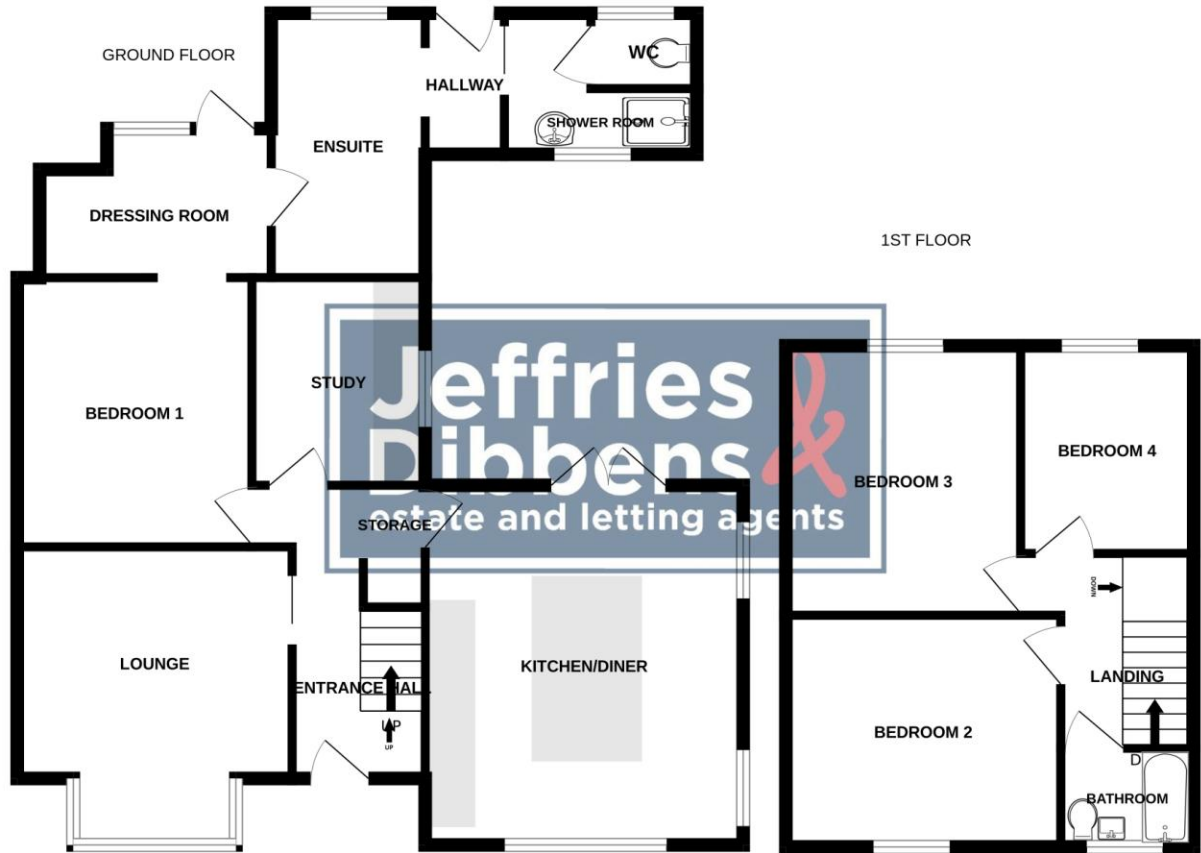
BEDROOM 4 8' 9" x 7' 7" (2.67m x 2.31m) Window to rear aspect, radiator.

BATHROOM Window to front aspect, floor to ceiling radiator, panelled bath, wash hand basin, W.C.

OUTSIDE

REAR GARDEN Gated side access to the front, patio area, lawn area, artificial lawn.

FRONT GARDEN Tarmac driveway providing ample off road parking, area laid to lawn



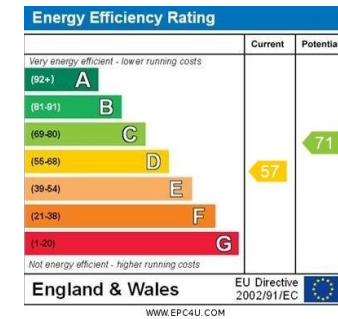
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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.



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