

£499,995

Park Avenue

Purbrook, PO7 5EZ

PROPERTY SUMMARY

Located within walking distance of several popular schools we are delighted to offer for sale this extended and spacious 5 bedroom semi detached chalet property in Park Avenue. This substantial family home has a large number of benefits and internal viewings are very strongly advised. The property boasts 5 bedrooms arranged over 2 floors, 2 bathroom suites, a large lounge/diner, modern fitted kitchen/breakfast room and an office/study. Externally there is a rear garden which provides off road parking and a double garage which is currently used as a bar/entertainment room. The property is well presented throughout and early viewing is essential. To arrange yours contact Jeffries & Dibbens today!

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ENTRANCE HALL Front aspect door and window , radiator, doors to:

BATHROOM Rear aspect double glazed window , radiator, vanity wash hand basin, W.C, bath mixer tap and shower attachment, tiled splashbacks.

BEDROOM 3 13' 9" x 11' 9" (4.19m x 3.58m) Front aspect double glazed bay window , radiator.

KITCHEN/BREAKFAST ROOM 19' 9 max" x 11' 10" (6.02m x 3.61m) Rear and side aspect double glazed windows, rear aspect double glazed door to garden, range of fitted eye and base level units with worktops over, display units, double oven, hob, and extractor hood over, integral dishwasher and washing machine, one and a half sink unit with mixer tap, space for fridge/freezer, wine rack, laminate floor tiles.

LOUNGE/DINER 32' 9" x 11' 10" (9.98m x 3.38m) Front aspect double glazed bay window , rear aspect double glazed French doors to gardens, stairs to first floor, two radiators, spot lights, door to:

STUDY 9' 9" x 8' 11" (2.97m x 2.72m) Rear aspect double glazed window , radiator, door to:

BEDROOM 4 11' 10" x 9' 9" (3.61m x 2.97m) Front aspect double glazed window , radiator.

FIRST FLOOR Landing - Spot lights, doors to:

BEDROOM 1 17' 5" x 13' 4" (5.31m x 4.06m) Front aspect double glazed window , two rear aspect double glazed Velux windows, T.V point, spot lights, fitted range of wardrobes.

BEDROOM 2 17' 2" x 9' 7" (5.23m x 2.92m) Front and rear aspect double glazed windows, radiator, USB charging point.

BEDROOM 5 15' 2" x 6' 7" (4.62m x 2.01m) Front aspect double glazed window , radiator, spot lights.

SHOWER ROOM Rear aspect double glazed window , two heated towel rails, W.C, shower cubicle, tiled splash backs, inset lights, extractors, wash hand basin.

OUTSIDE Front - The front garden is laid to artificial lawn with scattered shrubs and a path to the front door. There is a side garden laid to lawn.

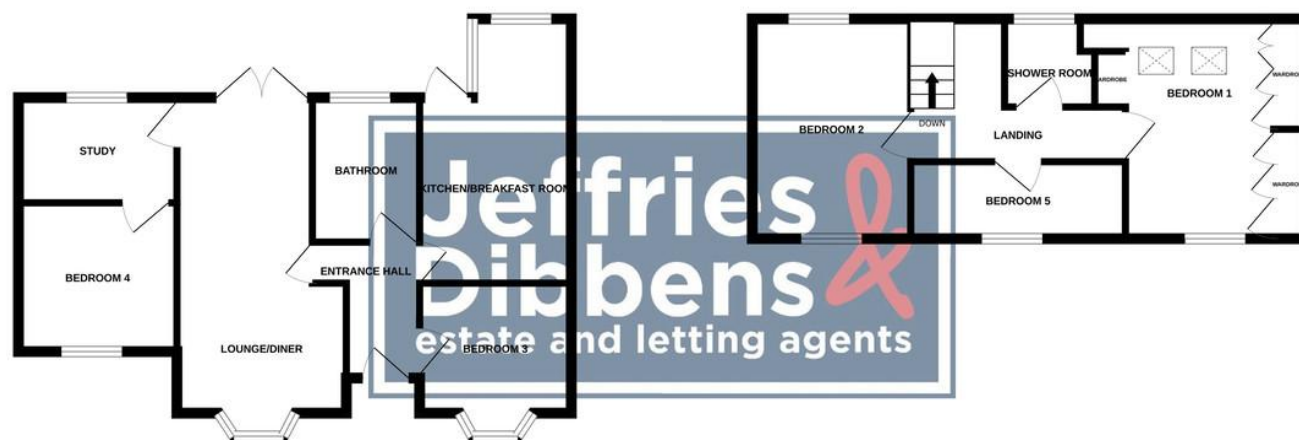
REAR GARDEN The rear has a gated driveway providing parking and giving access to the detached DOUBLE GARAGE. There is a raised decking area with storage under and door with steps down to cellar area.

DOUBLE GARAGE 17' 4" x 17' 3" (5.28m x 5.26m) Up and over door, side aspect double glazed windows and door, power, and light, currently used as entertainment room.



GROUND FLOOR

1ST FLOOR



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT
023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk