



**Park Avenue, Waterlooville PO7 5DN**

**welcome to**

## **Park Avenue, Waterloo**

A semi detached chalet style bungalow offering two bedrooms, a bathroom, spacious lounge and kitchen with pantry area to the ground floor. Upstairs offers a master bedroom with an en-suite shower room. Off road parking is available to the front of the property, with a lovely size rear garden.

### **Entrance Porch**

Via front door with double glazed window to side aspect. Door to hallway.

### **Entrance Hall**

Doors to:

### **Bedroom Two**

11' 9" x 10' 9" ( 3.58m x 3.28m )

Double glazed window to front aspect. Built-in wardrobes, ornamental unused fireplace, laminate flooring, radiator.

### **Bedroom Three**

8' 10" x 6' 4" ( 2.69m x 1.93m )

Currently being used as an office. Double glazed window to front aspect. Laminate flooring, radiator.

### **Bathroom**

Double glazed window to side aspect. Suite comprising panel enclosed bath with shower and screen over, wash hand basin and low level WC set in vanity unit with enclosed cistern.

### **Lounge / Diner**

20' 11" x 13' 1" max ( 6.38m x 3.99m max )

Double glazed window to side aspect. Window and archway through to kitchen. Laminate flooring, feature electric fire. Stairs leading to first floor with under stair storage.

### **Kitchen**

17' 4" x 5' 10" ( 5.28m x 1.78m )

Double glazed windows to rear aspect. Door leading to rear garden. Tiled floor, radiator, work surface incorporating single drainer sink unit. Space for fridge, freezer, dishwasher and range style oven with extractor hood over. Archway through to pantry area with cupboard space, shelving and space for washing machine.

### **First Floor Landing**

Door to:

### **Bedroom One**

16' x 10' 2" ( 4.88m x 3.10m )

Double glazed windows to rear aspect. Built-in wardrobe, laminate flooring. Door to en-suite shower room. Two areas of eaves storage.

### **En-Suite Shower Room**

8' 2" x 6' 2" ( 2.49m x 1.88m )

Suite comprising shower cubicle, pedestal wash hand basin and low level WC. Restricted head height. Tiled floor, radiator.

### **Outside Front**

To the front of the property is laid to lawn with a driveway providing off road parking. Side pedestrian access to rear garden.

### **Rear Garden**

Block paved patio area providing space for seating. Laid to lawn with pathway, mature shrubs and a tree. Storage shed, greenhouse.





**Ground Floor**

**First Floor**

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.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Park Avenue,**  
**Waterlooville**

- Semi Detached Bungalow
- Three Bedrooms
- Kitchen with Pantry Area
- Master Bedroom with En-Suite Shower Room
- Good Size Private Rear Garden

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

offers in excess of  
**£375,000**



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