Mandy Groves

From: Mary Rackley <maryrackley@live.co.uk>
Sent: 02 November 2026 15:18
To: Mandy Groves
Subject: [EXTERNAL] Re: Price Reduction - 8 Crown Close - V0003

Yes we agree
Sent from my iPhone

On 2 Nov 2026, at 14:22, Mandy Groves <Mandy.Groves@fox-and-sons.co.uk> wrote:

Good afternoon

As agreed, we have changed the price on your property to £435,000. For our auditing purposes, could you please confirm that you are happy for the new price to go on the brochure and the websites.

Regards

Mandy Groves
Administrator

fox & sons

81B London Road, Waterlooville, Hampshire, PO7 7ES

T 023 9226 2447

For your peace of mind, we are members of the Property Ombudsman and the Association of Residential Letting Agents

Cybercrime Warning: Please be aware that there is a risk posed by cyber fraud, specifically affecting emails containing bank account details. If you receive an unexpected email from us informing of changes to bank details, please get in touch with your contact immediately to clarify. Note that our bank details WILL NOT change during the course of a transaction. We cannot accept responsibility if you transfer money into an incorrect account.

Disclaimer:

This e-mail (and any attachment) is confidential and may also be privileged. It is intended solely for the use of the individual to whom it is addressed. Any views or opinions presented are solely those of the author and do







Crown Close, Waterlooville PO7 5RN

fox & sons

welcome to

Crown Close, Waterlooville

Stylish three bed detached bungalow in a peaceful cul-de-sac! Spacious open-plan living, modern kitchen, driveway & garage, plus a wrap-around garden with exciting potential for a garden room/home office (STPP)

Entrance Porch
Via side entrance. Door to hallway.

Entrance Hall
Wood laminate flooring, storage cupboard. Doors to:

Lounge
Double glazed window to side aspect. Wood laminate flooring, radiator. Through to dining area.

Dining Area
Double glazed window to rear aspect. Double doors leading to rear garden. Two skylights. Wood laminate flooring, radiator, space for table and chairs. Leads round to kitchen.

Kitchen
Double glazed window to rear aspect. Range of wall and base units with cupboards and drawers and work surface over, incorporating sink unit with mixer tap over. Built-in appliances including double oven and electric hob with extractor hood over. Space for American style fridge/freezer. Spotlights, wood laminate flooring. Sliding door to hallway.

Bedroom One
Double glazed window to front aspect. Wood laminate flooring, radiator.

Bedroom Two
Double glazed window to front aspect. Wood laminate flooring, radiator.

Bedroom Three
Double glazed window to side aspect. Wood laminate flooring, radiator.

Shower Room
Double glazed window to side aspect. Wood laminate flooring, radiator. Walk-in shower unit, low level WC, wash hand basin.

W C
Double glazed window to side aspect. Low level WC.

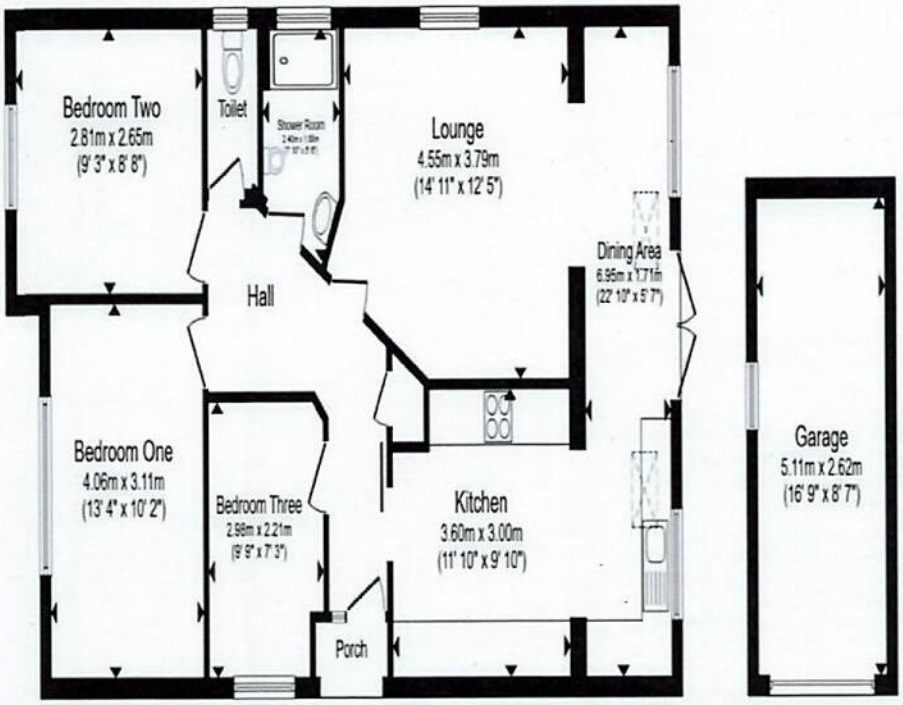
Outside

Front
Off road parking and lawn with driveway to the side leading down to garage. Pedestrian gate to rear garden.

Garage
Up and over door, power and light. Window to side aspect.

Rear Garden
Block paved patio area, decked area and shingled area. Gate to lawn with pathway down to greenhouse and shed. Mature trees and shrubs.

Agents Note:
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Floor Plan **Garage**

Total floor area 102.5 m² (1,103 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

fox & sons





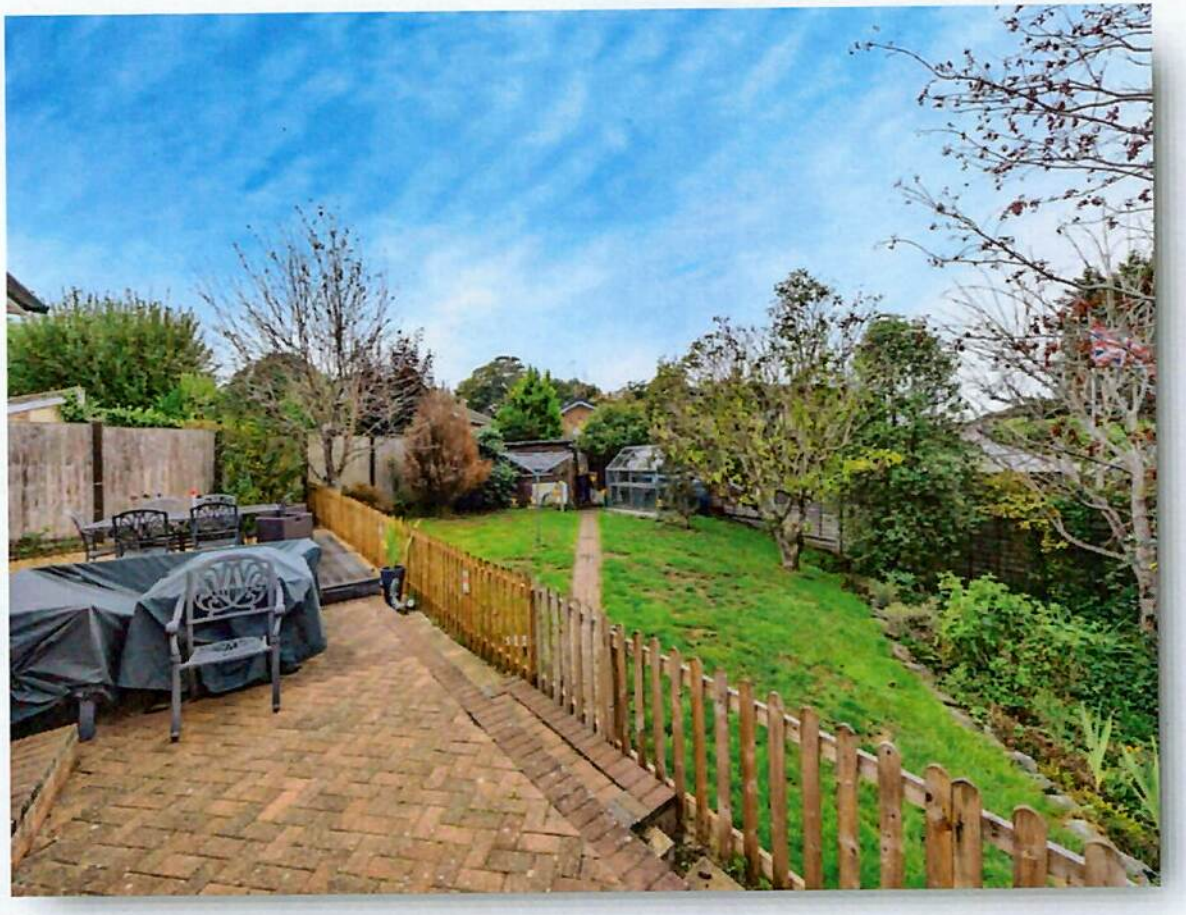
welcome to

Crown Close,

Waterlooville

- Three Bed Detached Bungalow
- Open Plan Lounge/Diner
- Modern Kitchen
- Garage & Off Road Parking
- Wrap Around Garden

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



guide price

£435,000

view this property online fox-and-sons.co.uk/Property/WLV109953

The Property Ombudsman

Property Ref:
WLV109953 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

fox & sons

023 9226 2447

Waterlooville@fox-and-sons.co.uk

81B London Road, WATERLOOVILLE,
Hampshire, PO7 7ES

fox-and-sons.co.uk