



**£625,000**  
**London Road**  
Widley, PO7 5BS

## PROPERTY SUMMARY

Located in a highly regarded area of Widley and having been comprehensively updated and improved by the current owner to provide both spacious and flexible accommodation, we are delighted to present for sale this 5 bedroom detached property on London Road. The property has PP permission for further development of the double garage into a 2 bedroom detached bungalow/annexe and internal viewings are very strongly advised. The property has 3 first floor bedrooms and a bathroom suite and on the ground floor 2 further bedrooms, bathroom, large lounge, open plan kitchen/diner, family room, WC and utility. Externally there is a private rear garden, own driveway to the extended garage and considerable further parking at the front. Internal viewings of this charming character property are strongly advised and can be arranged by contacting us today!





**ENTRANCE PORCH** Front aspect double glazed picture windows and door, tiled flooring, radiator, period style door to:

**ENTRANCE HALL** Front aspect period style door and stained glass windows, stairs to first floor with cupboard under, meter cupboards, radiator, doors to:

**LOUNGE** 15' 11" x 13' (4.85m x 3.96m) Front aspect double glazed bay window, feature fire place with electric fire, T.V point, radiator.

**INNER HALL** Doors to:

**BEDROOM 1** 12' 10" x 11' 11" (3.91m x 3.63m) Side aspect double glazed patio doors to gardens, two radiators.

**BEDROOM 2** 11' 11" x 9' 3" (3.63m x 2.82m) Rear aspect double glazed double doors to gardens, fitted wardrobes, radiator.

**BATHROOM** Rear aspect double glazed window, vanity wash hand basin with drawers under, W.C, shower cubicle, panelled bath with mixer tap and shower attachment, spot lighting, half tiling to walls, extractor.

**KITCHEN/DINER** 25' 9" x 11' 11" (7.85m x 3.63m) Front aspect double glazed bay window, radiator, laminate floor, space for fridge/freezer, extensive range of fitted eye and base level units with soft close doors and wood block work tops over, inset sink unit with Granite work tops and mixer tap, pan drawers, integrated double oven, microwave, fridge, fitted five ring gas hob with extractor hood, dishwasher, spot lighting, breakfast bar, larder units, under unit lighting, open plan to family room, door to utility room and W.C.

**FAMILY ROOM** 14' 2" x 11' 5" (4.32m x 3.48m) Rear aspect double glazed picture window and French doors to garden, roof lantern, radiator, smooth plastered ceiling, inset lights, laminate floor.

**UTILITY ROOM** Space for washing machine and tumble dryer with work top over, wall units, door to:

**WC** W.C, vanity wash hand basin with cupboard under, wall mounted boiler with tank and pressurised system, extractor.

**FIRST FLOOR** Rear and side aspect double glazed Velux windows, eaves storage cupboard, doors to:

**BATHROOM** Side aspect double glazed Velux window, W.C, eaves storage, extractor, spot lights, tiled splash backs, vanity wash hand basin with cupboard under, bath with mixer tap and shower attachment, radiator, shower cubicle, extractor, part tiled.

**BEDROOM 3** 13' 9" x 10' 11" (4.19m x 3.33m) Rear aspect double glazed window, radiator, eaves storage cupboard.

**BEDROOM 4** 14' 6" x 13' (4.42m x 3.96m) Front aspect double glazed window, radiator, eaves storage.

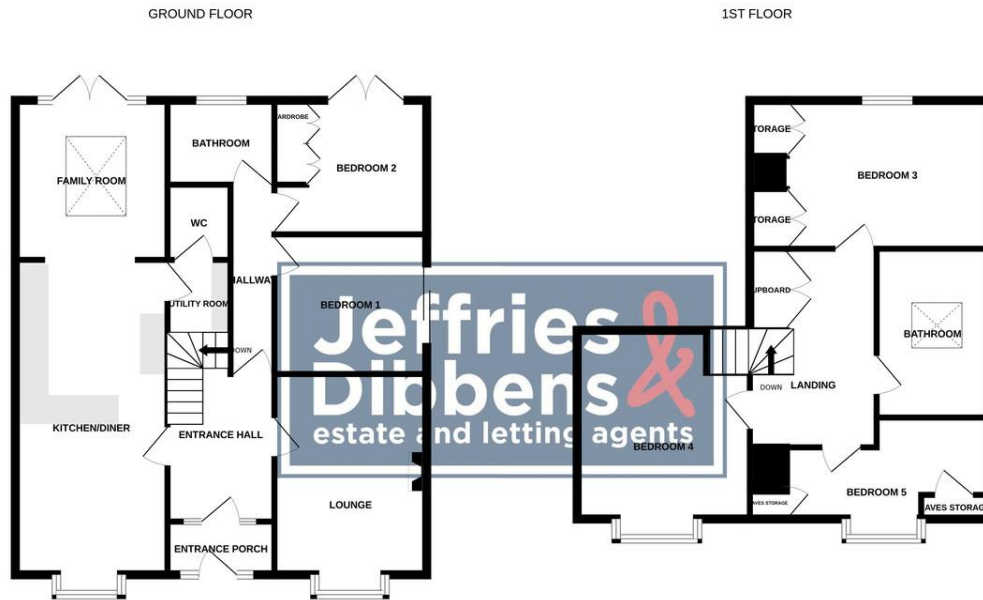
**BEDROOM 5** 11' 10" max x 10' 11" max (3.61m x 3.33m) Front aspect double glazed window, radiator, eaves storage.

**OUTSIDE** The front of the property has an area of driveway which provides parking for multiple vehicles and landscaped borders. There is dual gated side pedestrian access to the rear garden, tap.

**REAR GARDEN** The rear garden is mainly laid to lawn with scattered shrubs and borders, raised patio area, pergola and outside tap, power points, taps. The property has a second gated driveway to the rear which gives access to a patio area and the detached office/games room. There is also a cattery in the rear garden.

**EXTENDED GARAGE/GAMES ROOM/OFFICE** 24' 6" x 7' 8" (7.47m x 2.34m) Side aspect double glazed window, side aspect door, power, light, currently partitioned.





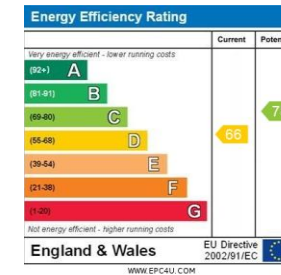
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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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