



O'HARA
PROPERTIES & ESTATES

WARFIELD AVENUE | WATERLOOVILLE | PO7 7JJ

£590,000



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WELCOME *Home*

O'Hara Properties and Estates are excited to welcome to you this 4-bedroom detached house in the popular location of Waterloooville. This quiet corner house has dream home potential to a growing family. This home has plenty of space to live and entertain in.

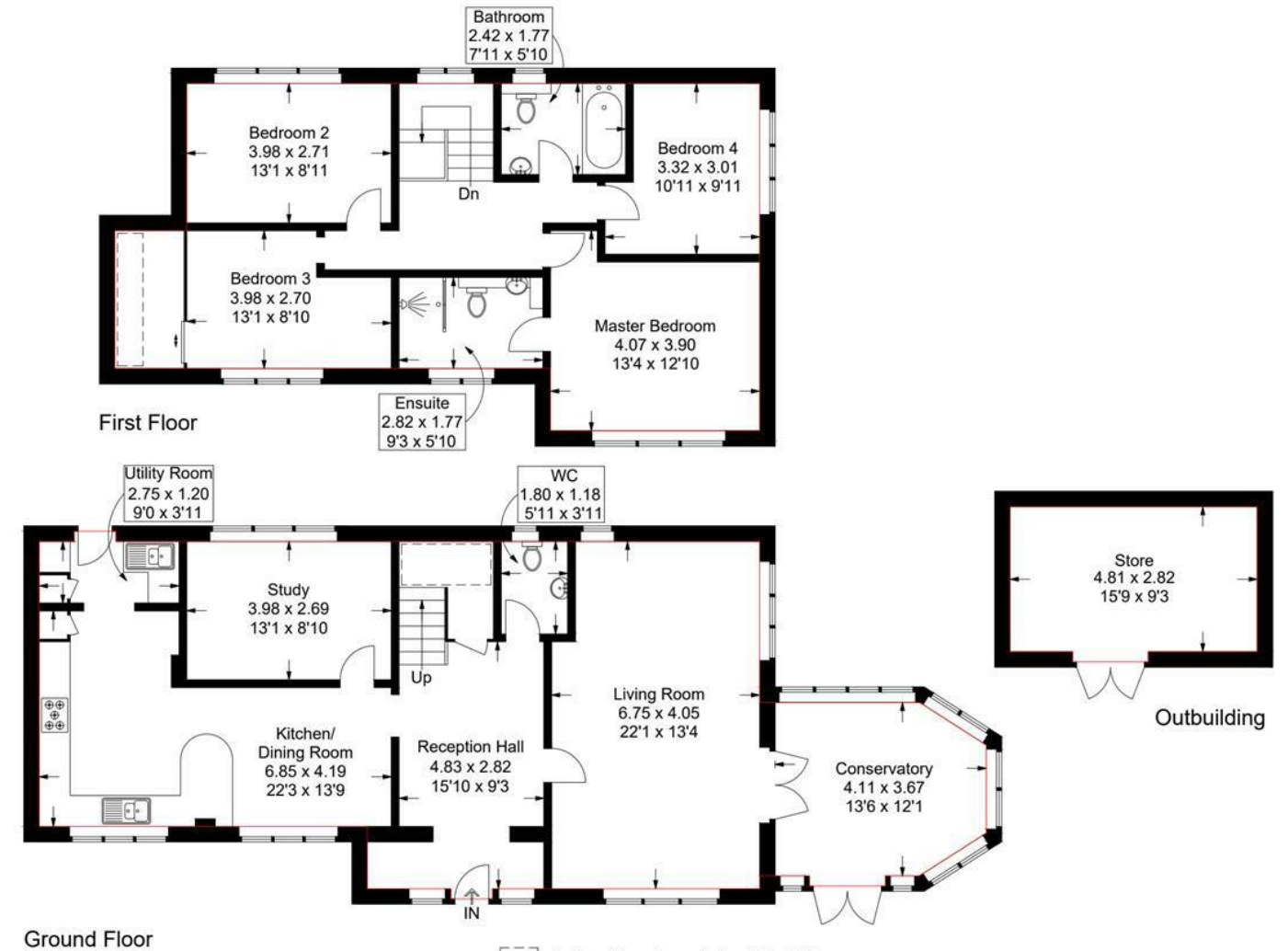
This property is walking distance to local shops and bus routes.

This is a must view property! To book call 02392259822



Warfield Avenue, Waterloooville

Approximate Gross Internal Area = 171.9 sq m / 1850 sq ft
Outbuilding = 13.9 sq m / 150 sq ft
Total = 185.8 sq m / 2000 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
EU Directive 2002/91/EC		
England & Wales		



PROPERTY DESCRIPTION

As you approach this stunning detached home, you are welcomed by an extensive private driveway and beautifully maintained wrap-around gardens, creating an immediate sense of space and privacy.

Upon entering the property, you are greeted by a spacious entrance hall that forms the central hub of the home. To the right, a bright and inviting living room offers a warm and comfortable space, tastefully decorated in fresh cream and white tones that enhance the natural light.

The versatile conservatory provides a bright and airy setting overlooking the garden, making it perfect for relaxing, entertaining, or enjoying the outdoor views throughout the year.

At the heart of the home is the beautifully presented kitchen, an ideal space for both family life and entertaining guests. Thoughtfully designed with ample storage, it combines style with practicality. Just off the kitchen, a convenient utility room provides additional functionality and leads directly out to the rear garden.

The ground floor also benefits from a generously sized study, which could easily be used as an additional bedroom if desired, offering the flexibility of a five-bedroom home.

Upstairs, the main family bathroom is located to the left of the landing. The spacious master bedroom features its own private ensuite, creating a comfortable retreat. The remaining three double bedrooms are all decorated in modern neutral tones, providing a perfect blank canvas for new owners to personalise.

Property type: House
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: Yes
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing
Broadband: ADSL copper wire
Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Good
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: C

DISCLAIMER

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

- RECEPTION HALL
- LIVING ROOM
- CONSERVATORY
- DOWNSTAIRS WC
- KITCHEN/DINING ROOM
- STUDY/ BEDROOM 5
- UTILITY ROOM
- MASTER BEDROOM
- ENSUITE
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4
- BATHROOM
- OUTSIDE STORE

ADDITIONAL INFORMATION

Council tax band: F
Tenure: Freehold



FEATURES

- PARKING FOR MULTIPLE CARS
- FIVE DOUBLE BEDROOMS
- IMMACULATE THROUGHOUT
- BEAUTIFUL FAMILY HOME
- DETACHED
- MUST VIEW PROPERTY

