



**Andrew Crescent, Waterlooville PO7 6BE**

**welcome to**

## **Andrew Crescent, Waterloo**

Beautifully extended three bed bungalow offering stylish open plan living with skylights, island kitchen, log burner, bi folds to a private garden, ground floor bedrooms, luxury master suite, large driveway and a 30ft workshop.

### **Entrance Porch**

To the side of the property. Door to hall.

### **Hall**

Stairs leading to first floor. Doors to:

### **Bathroom**

Double glazed window to side aspect. Suite comprising panel enclosed bath with shower over, low level WC and wash hand basin set over vanity unit with cupboards under and enclosed cistern. Tiled walls, heated towel rail.

### **Bedroom Three**

Double glazed window to front aspect. Carpet flooring, radiator.

### **Bedroom Two**

Double glazed window to front aspect. Carpet flooring, radiator.

### **Kitchen / Diner / Sitting Room**

To the sitting room/dining area is wood laminate flooring. Feature log burner, radiator and bi-fold doors leading to the rear garden. Open plan to the kitchen area with tiled floor and three sky lights. Breakfast bar with cupboards under. Range of cupboards and drawers with space for dishwasher, washing machine and upright fridge/freezer. Range style double oven with gas hob and extractor hood over.

### **First Floor Landing**

#### **Bedroom One**

Skylight, eaves storage, carpet flooring, radiator, spotlights. Doorway to dressing room and door to en-suite.

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

Double glazed window to rear aspect. Shower cubicle, low level WC and wash hand basin. Tiled walls, tiled floor, heated towel rail.

#### **Dressing Room**

Space to hang clothes, carpet flooring.

### **Outside**

#### **Front Garden**

Laid to lawn with shingle driveway. Wooden gate leading to rear garden.

#### **Rear Garden**

Laid to patio and lawn with mature trees and shrubs. Personal door to workshop.

#### **Workshop**

30ft long wooden workshop with power and light.



Total floor area 153.3 m<sup>2</sup> (1,650 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](http://www.propertybox.io)



**welcome to**  
**Andrew Crescent,**  
**Waterlooville**

- Extended Three Bed Bungalow
- Modern Open Plan Layout
- Feature Log Burner
- Bi-Fold Doors to Private Garden
- Master Bed with En-Suite & Dressing Room

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

guide price

**£450,000**



**view this property online** [fox-and-sons.co.uk/Property/WLV109628](https://fox-and-sons.co.uk/Property/WLV109628)



Property Ref:  
WLV109628 - 0002

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



**023 9226 2447**



[Waterlooville@fox-and-sons.co.uk](mailto:Waterlooville@fox-and-sons.co.uk)



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



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**