



O'HARA
PROPERTIES & ESTATES

STAKES HILL ROAD | WATERLOOVILLE | PO7 7HY

£430,000



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WELCOME Home

READY TO VIEW This Four Bedroom Semi-Detached property to the open market. Situated within walking distance of Waterlooville town centre, this spacious four-bedroom semi-detached home offers versatile living accommodation, making it an ideal choice for growing families. Combining generous room sizes with excellent outdoor space, the property also benefits from a detached garage, private driveway providing off-road parking, and potential for further extension or loft conversion (subject to the necessary consents). Upon entering the property, a welcoming porch leads through to the entrance hall, setting the tone for the well-proportioned accommodation throughout. The bright and airy front lounge features an attractive bay window, creating a comfortable space for relaxing. In addition, there is an impressive 27ft second reception room offering exceptional flexibility, ideal as a family room, dining room, playroom, or home office space. The kitchen is fitted with a range of units and provides plumbing for both a washing machine and dishwasher, space for an American-style fridge/freezer, and room for a freestanding cooker. A convenient downstairs W.C. completes the ground floor accommodation. Patio doors from the rear reception room open directly onto the enclosed south-west facing garden, allowing plenty of natural light and creating an excellent indoor-outdoor flow for entertaining. On the first floor, the property offers four well-sized bedrooms. The generous principal bedroom enjoys a bay window and built-in wardrobe storage, while the second bedroom is a comfortable double room. The third bedroom benefits from a useful study area, perfect for those working from home or requiring additional space for children's homework. The fourth bedroom is also of a good size, making it suitable as a bedroom, nursery, or office. The family bathroom is fitted with a bath and wall-mounted shower, wash basin, and W.C. There is also access to the loft space



Stakes Hill Road, Waterlooville

Approximate Gross Internal Area = 148.4 sq m / 1597 sq ft
 Outbuilding = 20.1 sq m / 216 sq ft
 Total = 168.5 sq m / 1813 sq ft



☐ = Reduced headroom below 1.5m / 5'0

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			78
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





FEATURES

- SEMI- DETACHED
- FOUR BEDROOM
- KITCHEN
- DINING ROOM- SITTING ROOM
- LOUNGE
- BATHROOM
- REAR GARDEN
- OFF ROAD PARKING
- DOUBLE GLAZING
- GAS CENTRAL HEATING