





Eglantine Walk, Waterlooville PO8 9BG

fox & sons

welcome to

Eglantine Walk, Waterlooville

Beautifully presented family home in a sought-after Waterlooville location, offering spacious and versatile living. Features include a garage conversion, utility room, and a private rear garden, ideal for modern family life.

Entrance Hall
Laminate flooring, radiator. Door to cloakroom and study/bedroom four.

Cloakroom
Double glazed window to rear aspect. Low level WC and vanity wash hand basin. Tiled flooring.

Study / Bedroom Four
Double glazed window to front aspect. Laminate flooring, radiator.

Lounge/Diner
Double glazed window to front aspect. Feature gas fire with hearth and mantel over, carpet flooring, radiator.

Inner Hallway
Storage cupboard. Doors to:

Kitchen
Double glazed window to side aspect and door leading to rear garden. Range of wall and base units with work surface over, incorporating sink unit. Built-in oven, space for under counter fridge, tiled flooring, tiled to principal areas.

Bedroom One
Currently being used as a dining room. Double glazed window to rear aspect. Double glazed French doors to conservatory, carpet flooring, radiator.

Bedroom Two
Double glazed window to rear aspect. Carpet flooring, radiator.

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

Shower Room
Double glazed window to side aspect. Shower cubicle, wash hand basin and low level WC set in vanity unit with enclosed cistern. Tiled walls and floor, extractor fan, heated towel rail.

Conservatory
Brick and double glazed with glass roof. Tiled floor, radiator, double glazed French doors leading to garden.

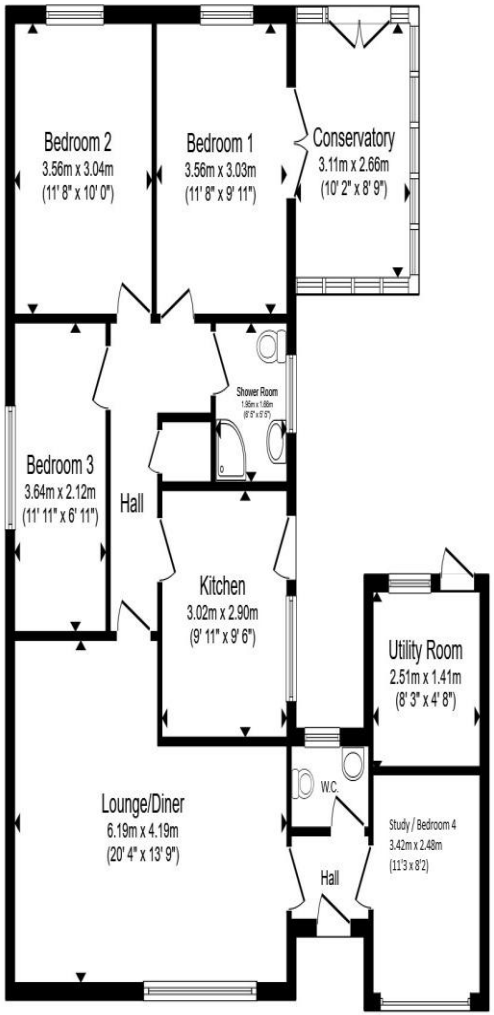
Outside

Front
Block paved driveway providing off road parking and shingled area with shrubs and plants. Three steps up to front door. Side pedestrian access to rear garden.

Rear Garden
Indian sandstone paving on two levels. Outside tap, summer house, garden shed, flower and shrub borders. Access to utility room.

Utility Room
Double glazed window and door to rear aspect. Tiled flooring, cupboard units and work top with sink unit. Space for washing machine and tumble dryer.

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.







Total floor area 99.5 m² (1,071 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

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Eglantine Walk, Waterlooville

- Four Bedroom Detached Bungalow
- Converted Garage
- Separate Utility Room
- Off Road Parking
- Conservatory

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

£390,000



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The Property Ombudsman

Property Ref:
WLV109546 - 0004

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023 9226 2447

Waterlooville@fox-and-sons.co.uk

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

fox-and-sons.co.uk

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