

GUIDE PRICE

£465,000

26 Avondale Road

Waterlooville, PO7 7ST

PROPERTY SUMMARY

Tucked away on a quiet cul-de-sac close to Waterlooville town centre we are delighted to offer for sale this deceptively spacious 4 double bedroom detached property in Avondale Road. This extensively extended property offers a good deal of accommodation and internal viewings are very strongly advised. The property has 4 double bedrooms arranged over 2 floors, 2 bathroom suites, a large kitchen/breakfast room a lounge/diner. Externally there is a beautiful landscaped south facing rear garden and a large garage with private long driveway providing considerable off road parking. Waterlooville town centre is just a short distance away as are local amenities and facilities. Early viewing is strongly advised and can be arranged by contacting us as sole agents.

4

2

1











ENTRANCE PORCH Door to side, door to:

ENTRANCE HALL Radiator, storage cupboard, Oak doors leading to:

SHOWER ROOM Window to front aspect, radiator, double shower, WC, hand wash basin, part tiled, extractor.

BEDROOM 4 10' 9" x 9' 9" (3.28m x 2.97m) Window to side aspect, radiator.

BEDROOM 2 13' 4" x 12' 7" (4.06m x 3.84m) Window to rear aspect, radiator.

KITCHEN/BREAKFAST ROOM 21' 2" max x 9' 4" max (6.45m x 2.84m) Two windows to front aspect, radiator, range of fitted cupboards, units and work surfaces, inset sink unit with mixer tap, space for cooker with extractor over, integrated dishwasher, plumbing for dishwasher, space for tumble dryer, storage cupboard.

LOUNGE/DINER 24' 1" x 13' 8" (7.34m x 4.17m) Window to side aspect, windows and double doors to rear garden, 2 radiators, stairs to first floor:

FIRST FLOOR Landing - Doors to:

BEDROOM 1 18' 7" x 12' 7" (5.66m x 3.84m) Window to rear aspect, radiator.

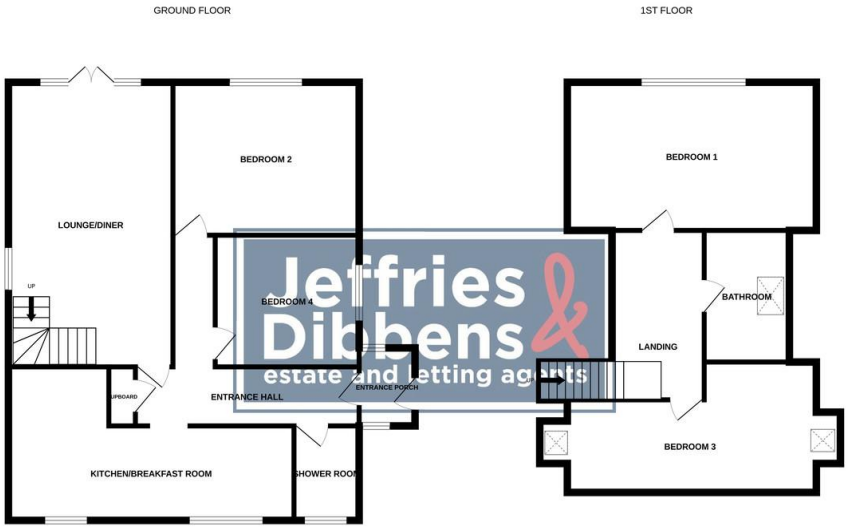
BEDROOM 3 17' 4" max x 9' 3" max (5.28m x 2.82m) Windows to both sides, radiator, eaves storage.

BATHROOM Window to side aspect, heated rowel rail, WC, hand wash basin with vanity surround and cupboards and drawers, Jacuzzi style bath with shower over, part tiled.

OUTSIDE Front - Mostly laid to patio and accessed via barn style gates, long and private block paved driveway providing considerable off road parking and leading to:

REAR GARDEN Landscaped South facing garden which is beautifully presented. Mostly laid to lawn with large patio areas to front and rear, extensive borders and flower beds, outside tap and lighting, green house, double gates and entrance to rear garden and gated side access, block driveway leading to:

GARAGE & WORKSHOP 18' x 16' (5.49m x 4.88m) Up and over door with light and power, car port.



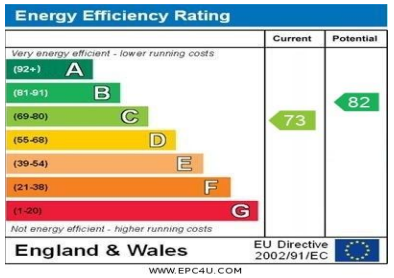
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



WWW.EPC4U.COM

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.

Jeffries & Dibbens
estate and letting agents

OFFICE ADDRESS
226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT
023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk