



**Shillinglee, Waterlooville PO7 5RW**

**welcome to**

## **Shillinglee, Waterlooville**

This detached bungalow is in a sought after location and offers a beautiful south facing garden, a garage and ample off road parking. Situated close to local amenities, transport links, and reputable schools.

### **Entrance Porch**

Double UPVC doors with double glazed panes and double glazed window to either side. Door to hallway.

### **Hallway**

Doors to:

### **Bedroom One**

10' 11" x 10' ( 3.33m x 3.05m )

Double glazed bay window to front aspect. Electric radiator.

### **Bedroom Two**

10' x 10' ( 3.05m x 3.05m )

Double glazed window to front aspect. Built-in cupboard housing water tank, electric radiator.

### **Bedroom Three**

9' 11" x 7' 1" ( 3.02m x 2.16m )

Double glazed window to side aspect. Built-in cupboard, electric radiator.

### **Bathroom**

Double glazed window to side aspect. Wood panel enclosed bath and wash hand basin over vanity unit.

### **Cloakroom**

Double glazed window to side aspect. Low level WC. Wood panelling to walls.

### **Kitchen**

11' x 10' ( 3.35m x 3.05m )

Double glazed window to side aspect, single glazed window to reception room. Range of wall and base units with work surface over, incorporating one and a half bowl sink unit with mixer tap over. Built-in eye level oven and electric hob with extractor hood over. Space for fridge/freezer, Tiled floor.

### **Lounge**

15' x 13' ( 4.57m x 3.96m )

Double glazed window to side aspect and double glazed sliding door to rear garden. Electric radiator.

### **Reception Room**

Double glazed windows to sides and rear aspects. Panelling to walls, double glazed door to rear garden.

### **Outside**

#### **Front Garden**

Driveway, providing off road parking for multiple cars leading to garage. Privacy hedging to the front, raised flower beds, lawn. Rear pedestrian access.

#### **Rear Garden**

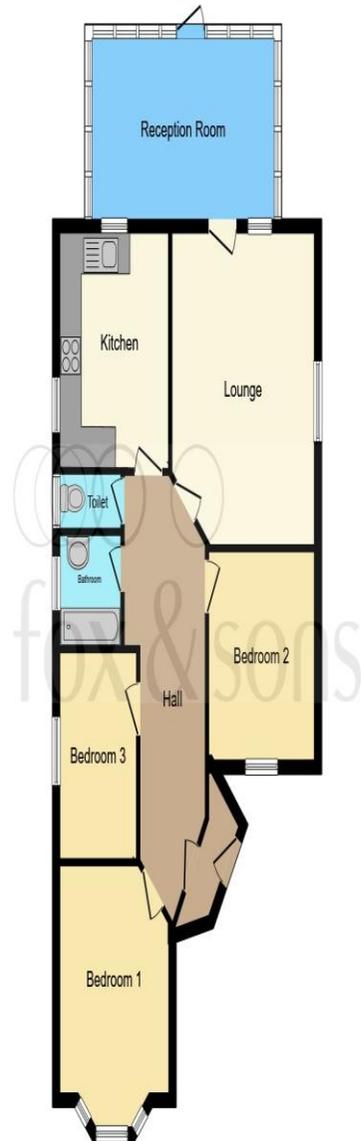
Laid to patio and lawn with mature shrubs and trees. Greenhouse and shed.

### **Garage**

Brick built with electric up and over door.

### **Agents Note:**

Agents Note; It is our understanding that the Property is in the process of being registered.



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.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Shillinglee,**  
**Waterlooville**

- Spacious Three Bed Detached Bungalow
- Sought After Area
- Conservatory
- Long Driveway & Separate Garage
- In Need of Updating

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

**£375,000**



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