



**Hamilton Close, Waterlooville PO8 9GZ**

**welcome to**

## **Hamilton Close, Waterlooville**

Well-presented three bed semi in sought-after Horndean, close to amenities, transport and schools. Features parking, modern kitchen/diner, rear lounge with garden access, en-suite to master and family bathroom.

### **Entrance Hall**

Storage cupboard. Doors to:

### **Cloakroom**

Double glazed window to front aspect. Low level WC, wash hand basin.

### **Kitchen / Dining Room**

Double glazed windows to side and front aspects. Range of wall and base cupboards and drawers with work surface over, incorporating sink unit with mixer tap over. Built-in double oven and gas hob with extractor hood over. Space for fridge/freezer, washing machine and dishwasher. Space for table and chairs. Tiled floor to main kitchen area and laminate flooring. Spotlights, two radiators.

### **Lounge**

Double glazed French doors and window to rear garden. Carpet flooring, radiator.

### **First Floor Landing**

Doors to:

### **Bedroom One**

Two sky lights, laminate flooring, radiator. Door to en-suite.

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

Shower cubicle, low level WC and wash hand basin.

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Bathroom**

Double glazed window to side aspect. Panel enclosed bath with shower over, low level WC and pedestal wash hand basin. Part tiled walls, heated towel rail.

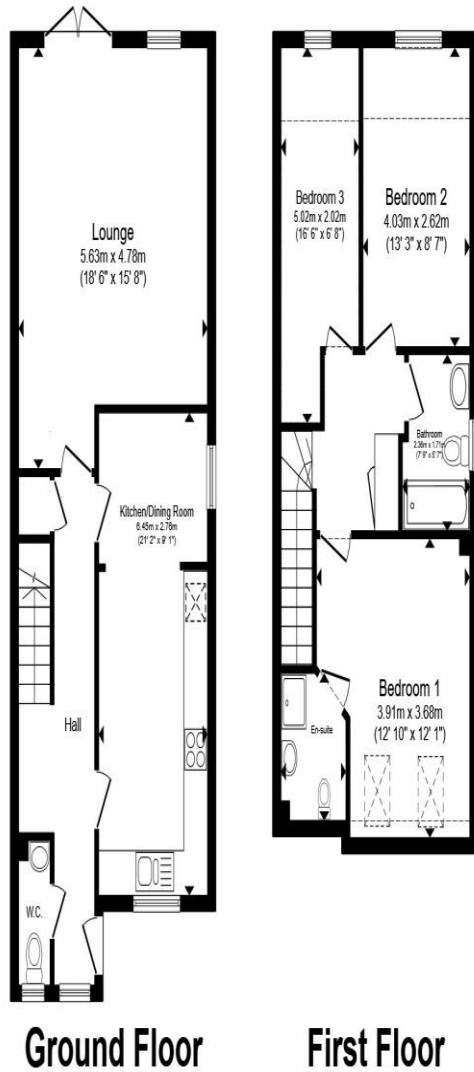
### **Outside**

#### **Front**

Car port for two cars. Front garden with gated access and enclosed by panel fencing, laid to lawn and patio.

#### **Rear Garden**

Laid to patio and lawn, enclosed by panel fencing with rear pedestrian access.



Total floor area 106.8 m<sup>2</sup> (1,149 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**  
**Hamilton Close,**  
**Waterlooville**

- Desirable Horndean Area
- Three Bedrooms
- Semi Detached
- En-Suite to Master Bed
- Front & Rear Gardens

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

guide price

**£365,000**



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