



£475,000

Woodlands Grove

Waterlooville, PO7 5HS

PROPERTY SUMMARY

We are delighted to offer for sale this 4 bedroom detached home located in a popular area of Purbrook. Internally the property boasts 4 bedrooms arranged over two floors, a four piece bathroom suite, 2 reception rooms, fitted kitchen and downstairs W.C. Externally there is a large driveway providing off road parking, garage and a beautiful large south rear garden facing. Early interest is guaranteed so to avoid disappointment contact us as sole agents today.





PORCH Tiled flooring, electrical meters, internal glazed door into:

ENTRANCE HALL Radiator, solid oak parquet wood flooring, thermostat, doors to:

WC Stained glass internal door, window to side aspect, radiator, extractor fan, part tiled, part panelling, hand wash basin, WC.

KITCHEN 12' 7" x 11' 3" (3.84m x 3.43m) Window & door to side aspect into rear garden, part tiled surround, range of fitted cupboards units & work surfaces, inset sink with integral drainer & mixer tap, space & plumbing for dishwasher & washing machine, space for freestanding 4 ring gas cooker, extractor hood above, space for freestanding fridge/freezer, storage cupboard.

DINING ROOM 12' 5" x 10' 11" (3.78m x 3.33m) Windows & double doors to rear aspect, two port hole stained glass windows, radiator, feature fireplace.

LOUNGE 14' 09" x 11' 5" (4.5m x 3.48m) Bay window to rear aspect, radiator, feature fireplace.

BEDROOM 4' 9" 11" x 9' 4" (3.02m x 2.84m) Window to front aspect, radiator.

BEDROOM 1 13' 1" x 11' 4" (3.99m x 3.45m) Bay window to front aspect, radiator.

FIRST FLOOR

LANDING Skylight to front aspect, doors to all first floor rooms.

BEDROOM TWO 14' 9" x 8' 4" (4.5m x 2.54m) Window to rear aspect, radiator, wall lights.

BEDROOM 3 13' 5" x 8' 4" (4.09m x 2.54m) Window to front aspect, skylight, radiator.

BATHROOM 14' 4" x 5' 4" (4.37m x 1.63m) Window to rear aspect, skylight, spot lighting, extractor fan, heated towel rail, part tiled 4 piece bathroom suite - panelled bath with detachable hose & mixer tap, curved shower cubicle, hand wash basin with mixer tap, lights above & storage cupboard under, airing cupboard housing combi boiler & storage, 2 eves storage cupboards.

OUTSIDE

FRONT GARDEN Shingle driveway providing ample off road parking spaces, 2 gates accessing side & rear garden, access to garage, mature trees, plants shrubs, brick built sleepers with plenty of mature flowers.

REAR GARDEN Mostly laid to lawn, beautifully well presented mature garden with plenty of trees, plants & flowers, shingle & patio area, access into garage, access through to the kitchen, outside tap, 2 side gates both ends leading to the front.

GARAGE 14' 9" x 7' 8" (4.5m x 2.34m) Up & over door, power & light, access to front & rear of the property.





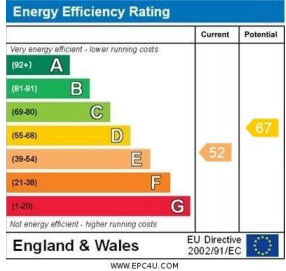
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

TENURE
 Freehold

COUNCIL TAX BAND
 Band D

VIEWINGS
 By prior appointment only



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.



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