



£450,000

Alameda Way

Purbrook, PO7 5HA

PROPERTY SUMMARY

No forward chain. We are delighted to offer for sale this 4 bedroom detached property located in a popular cul-de-sac in Purbrook. This family property offers both spacious and flexible accommodation and internal viewings are essential. The property has 4 well proportioned bedrooms, bathroom suite, a kitchen, dining room, large lounge downstairs W.C and sun room. Externally there is a low maintenance rear garden, off road parking and garage. Another benefit is the proximity of the very popular local schools which are in very easy walking distance. Internal viewings are very strongly advised and can be arranged by contacting us today.

- 4 
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- 2 





PORCH Window to front aspect, door to:

LOUNGE 19' 9 Max" x 14' 1 Max" (6.02m x 4.29m) Windows to front and side aspect, radiator, feature fireplace, stairs leading to first floor, door leading to:

WC Two rooms, one with wash hand basin and heated towel rail the other with W.C and window to side aspect.

DINING ROOM 10' 11" x 9' 9" (3.33m x 2.97m) Radiator, sliding doors leading to sun room.

KITCHEN 10' 11 Max" x 9' 5 Max" (3.33m x 2.87m) Window to rear aspect, a range of wall and base units incorporating sink unit, space and plumbing for dish washer, space for fridge/freezer, space for oven with fan over, door leading to:

SUN ROOM 21' 10" x 7' 9" (6.65m x 2.36m) Windows to rear and side aspect, space and plumbing for washing machine, two sky lights.

LANDING Access to loft, storage cupboard.

BEDROOM 1 13' 1 Max" x 10' 3 Min" (3.99m x 3.12m) Window to front aspect, radiator, built in wardrobes.

BEDROOM 2 12' 8 Max" x 9' 5 Max" (3.86m x 2.87m) Window to front aspect, radiator, built in wardrobes.

BEDROOM 3 10' 0" x 8' 0" (3.05m x 2.44m) Window to rear aspect, radiator, built in wardrobes.

BEDROOM 4 10' 0" x 6' 11" (3.05m x 2.11m) Window to rear aspect, radiator, built in wardrobes.

BATHROOM Window to rear aspect, shower cubicle, wash hand basin, W.C, heated towel rail.

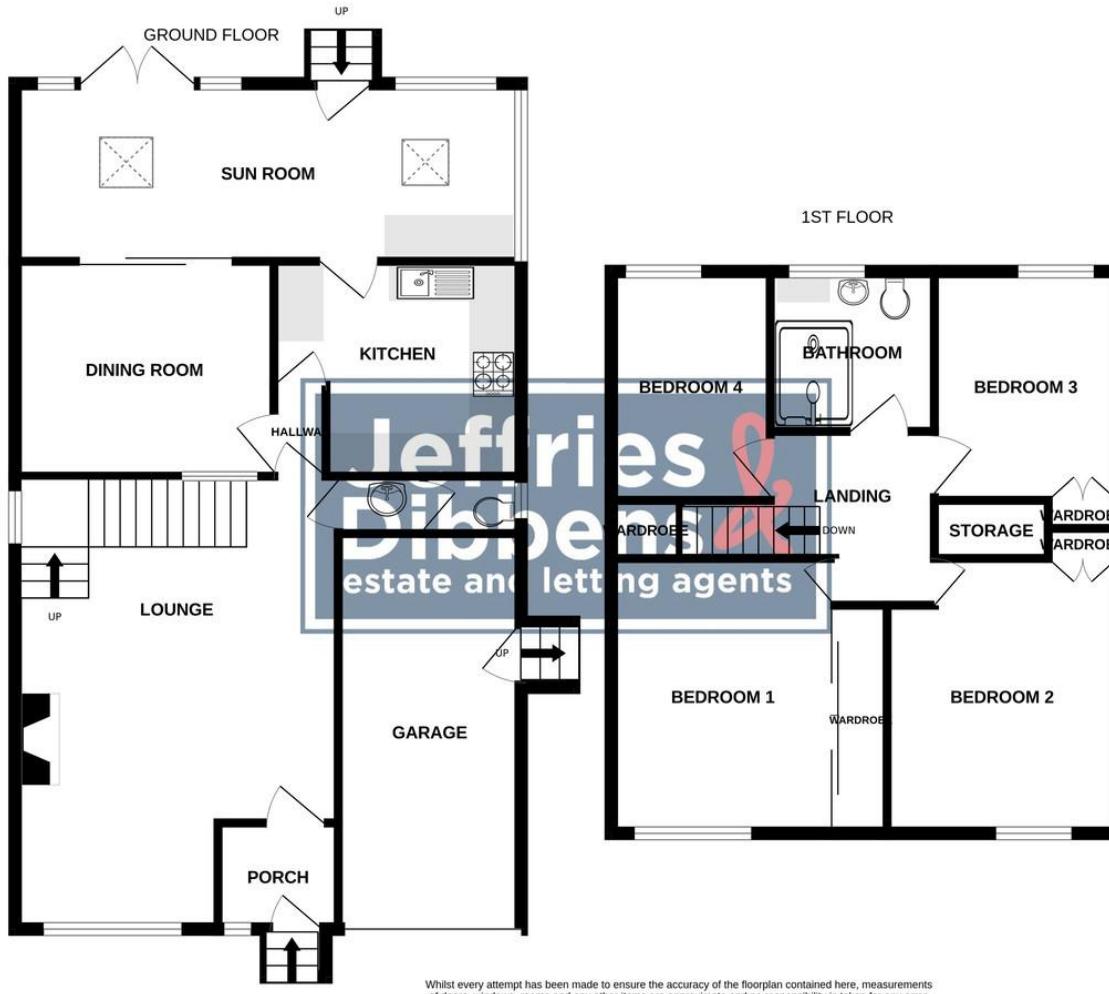
OUTSIDE

REAR GARDEN Large patio laid area, outside tap, gated side access from either side.

FRONT GARDEN Block paved driveway providing off road parking, access to:

GARAGE 17' 5" x 8' 0" (5.31m x 2.44m) Up and over garage door, power and light, private door.



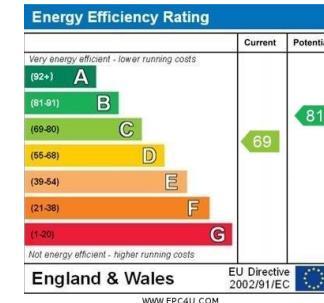


LOCAL AUTHORITY
Havant Borough Council

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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