



Hartwood Gardens, Waterlooville PO8 8RA

welcome to

Hartwood Gardens, Waterloo

Attractive two bed chalet bungalow in a quiet Cowplain cul-de-sac, offering a lounge, open plan kitchen/diner, conservatory and private garden. Features driveway, garage, two doubles, large landing ideal for office, family bathroom and no onward chain.

Entrance Hall

Door to cloakroom and lounge. Stairs leading to first floor with under stair storage cupboard.

Cloakroom

Double glazed window to side aspect. Low level WC and wash hand basin.

Lounge

Double glazed window to front aspect. Fireplace with mantel over, carpet flooring, radiator.

Kitchen / Dining Room

To the dining area is a double glazed window to the conservatory, carpet flooring and radiator. Archway through to kitchen area with vinyl flooring and double glazed window to rear aspect. Range of wall and base units with work surface over, incorporating one and a half bowl sink unit with mixer tap over. Space for washing machine, fridge/freezer and dishwasher. Built-in hob with extractor hood over, built-in eye level oven. Wall mounted boiler. Door to conservatory.

Conservatory

Brick and double glazed with polycarbonate roofing. Vinyl flooring. Double glazed French doors leading to rear garden.

First Floor Landing

Large enough for office space if required. Double glazed window to the top of the stairs and double glazed skylight window. Doors to:

Bedroom One

Double glazed window to front aspect. Built-in wardrobe, carpet flooring, radiator.

Bedroom Two

Double glazed window to front aspect. Built-in wardrobe, eaves storage space, carpet flooring, radiator.

Bathroom

Double glazed window to rear aspect. Panel enclosed bath with shower over, low level WC and wash hand basin over vanity unit.

Outside

Front

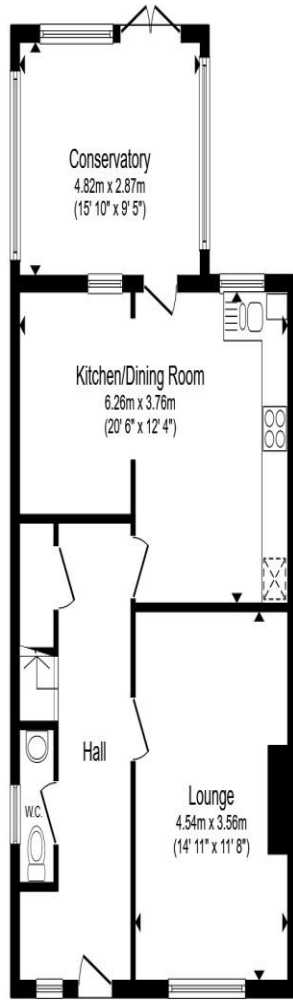
Pedestrian gate to rear garden. Block paved driveway providing off road parkin.

Garage

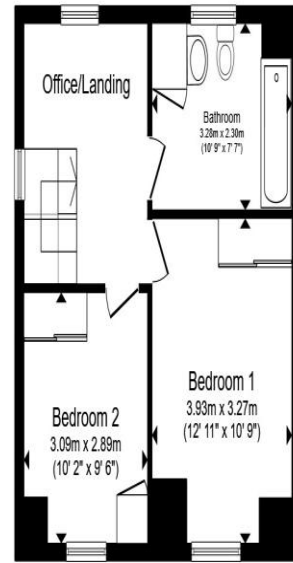
Single garage with electric roller door, power and light.

Rear Garden

Enclosed by panel fencing with wooden shed. Laid to lawn with mature shrubs.



Ground Floor



First Floor

Total floor area 106.0 m² (1,141 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



welcome to
Hartwood Gardens,
Waterlooville

- Two Bed Chalet Bungalow
- No Forward Chain
- Driveway & Separate Garage
- Open Plan Kitchen/Diner
- Bright Conservatory

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

guide price

£350,000



view this property online fox-and-sons.co.uk/Property/WLV109651



Property Ref:
WLV109651 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



023 9226 2447



Waterlooville@fox-and-sons.co.uk



81B London Road, WATERLOOVILLE,
Hampshire, PO7 7ES



fox-and-sons.co.uk