



**£399,995**  
**Haslar Crescent**  
Waterlooville, PO7 6DD

## PROPERTY SUMMARY

We are delighted to offer for sale this spacious 3 bedroom detached bungalow located in a highly regarded area of Waterloo. The property is situated on an impressive overall plot and has the added attraction of permitted planning to convert and extend significantly further. Currently the property benefits from 3 good sized bedrooms, bathroom suite, lounge and a modern fitted kitchen. Externally there is a large rear garden with storage down both sides and a front garden with own driveway providing off road parking. Internal viewings are strongly advised and can be arranged by contacting us as sole agents today!





**PORCH** Sliding doors to front aspect, door to front aspect door to:

**ENTRANCE HALL** Radiator, loft hatch, wall panelling, access to storage cupboard, radiator, doors to:

**BEDROOM 1** 12' 10" x 10' 05" (3.91m x 3.18m) Window to front aspect, radiator, wall panelling, parquet flooring.

**BEDROOM 2** 11' 01" x 10' 1" (3.38m x 3.07m) Window to side aspect, radiator.

**BEDROOM 3** 9' 08" x 7' 08" (2.95m x 2.34m) Window to front aspect, radiator, parquet flooring.

**BATHROOM** Obscured window to side aspect, radiator, panelled bath with electric shower over with separate taps, part tiled surround, support hand rails, WC, hand wash basin.

**KITCHEN** 13' 03" x 10' 11" (4.04m x 3.33m) Window & door to rear aspect, window to side aspect, range of wall & base units with work surfaces over, electric hob with extractor hood above, built in eyelevel microwave, built in eyelevel oven, 1 1/2 bowl ceramic sink unit with mixer tap & draining board, space & plumbing for washing machine, space & plumbing for dishwasher, space for tumbler dryer, space for tall fridge/freezer.

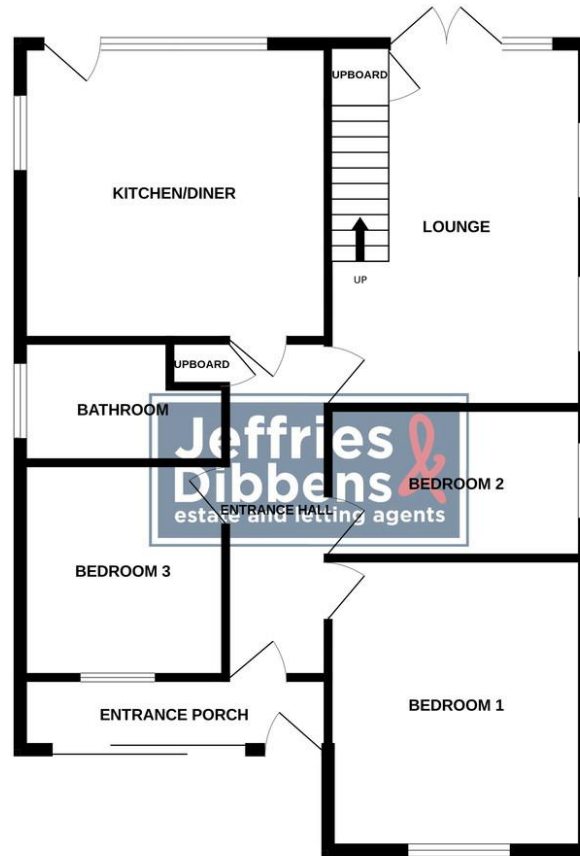
**LOUNGE** 15' 11" x 10' 11" (4.85m x 3.33m) Window & double door's into rear garden, 2 x windows to side aspect, radiator, under stair's storage cupboard, stairs to loft access.

**FRONT** Off road parking, mature lawn area with tree's & plants, external power points, gated access leading to side & rear garden.

**REAR GARDEN** Mostly laid to lawn, patio area, decked area, mature trees & plants, 20ft shed with power & light, two extra sheds, external power points, gated side access from both sides leading to the front.



GROUND FLOOR

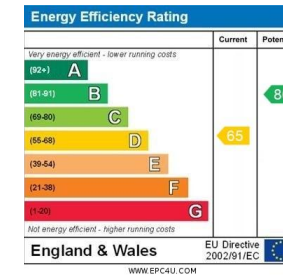


**LOCAL AUTHORITY**  
Havant Borough Council

**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.

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.



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