

£475,000

Rowlands Avenue,

Waterlooville, PO7 7RU

PROPERTY SUMMARY

We are delighted to offer for sale this spacious and significantly extended 4/5 bedroom semi detached property in Rowlands Avenue, Waterlooville. This impressive family home has a large number of benefits and internal viewings are very strongly advised. The property boasts 4 first floor double bedrooms, a 5th single bedroom/office, family bathroom, lounge, reception room, ground floor shower room and a fabulous open plan kitchen/diner. Externally there is a good sized garage with own driveway and a beautiful large rear garden. Rowlands Avenue is just a short distance from local shops and amenities as well as green space and parks. Early viewing is advised and can be arranged by contacting us as sole agents!

4

2

3











ENTRANCE PORCH Sliding doors to front, door to:

ENTRANCE HALL Window to front aspect, 3 radiators, under stair storage recess and cupboards, storage cupboard, door to side, stairs to first floor, doors to:

LOUNGE 14' 6" x 12' (4.42m x 3.66m) Bay window to front aspect, radiator, open to:

RECEPTION ROOM 12' 1" x 11' (3.68m x 3.35m) Radiator, double doors to:

KITCHEN/DINER 24' 3" x 11' 7" (7.39m x 3.53m) Windows to both rear and side aspects, double doors to garden, 2 skylight windows, 2 radiators, extensive range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl sink unit and mixer tap, space for 'Range' style cooker with extractor over, plumbing for washing machine and dishwasher, space for fridge freezer, media point, spot lights, access to loft with ladder.

SHOWER ROOM Window to side aspect, WC, hand wash basin, shower cubicle, wall mounted boiler.

FIRST FLOOR Landing - Doors to:

BEDROOM 1 13' 9" x 9' 5" (4.19m x 2.87m) Window to front aspect, radiator.

BEDROOM 3 12' 1" x 11' (3.68m x 3.35m) Window to rear aspect, radiator.

BEDROOM 2 12' 1" x 12' (3.68m x 3.66m) Window to front aspect, radiator, built in wardrobe.

BEDROOM 4 10' 6" x 9' 4" (3.2m x 2.84m) Window to rear aspect, radiator, built in wardrobe.

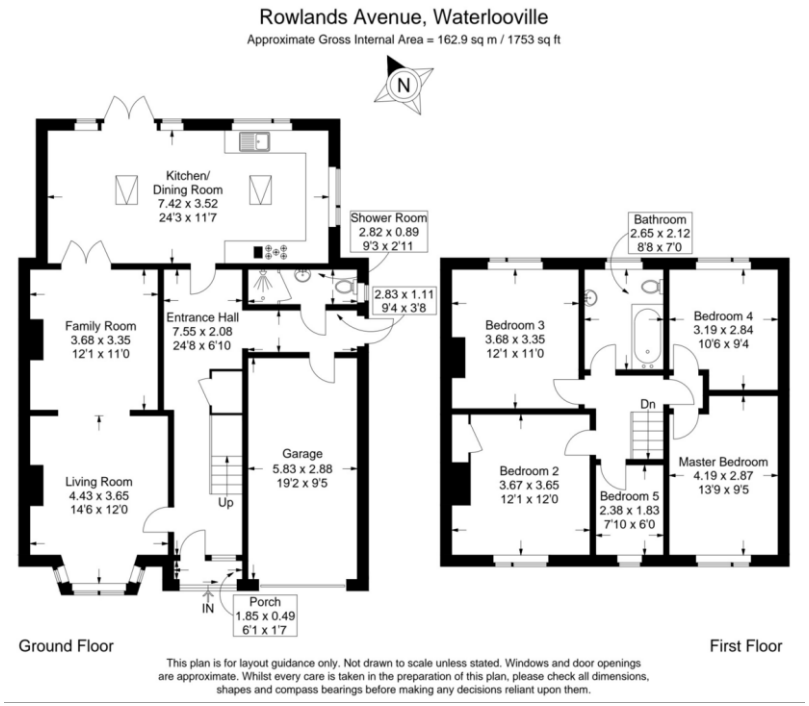
BEDROOM 5/OFFICE 7' 10" x 6' (2.39m x 1.83m) Window to front aspect, radiator.

BATHROOM Window to rear aspect, radiator, panelled bath, WC, hand wash basin.

OUTSIDE Front - Mostly laid to shingle and providing off road parking leading to:

GARAGE 19' 2" x 9' 5" (5.84m x 2.87m) Electric up and over door, light and power, door leading to hallway.

REAR GARDEN Large rear garden which is mostly laid to lawn and has 2 large patio areas, mature trees, gated side access, extensive outside lighting, tap, power points, timber shed.

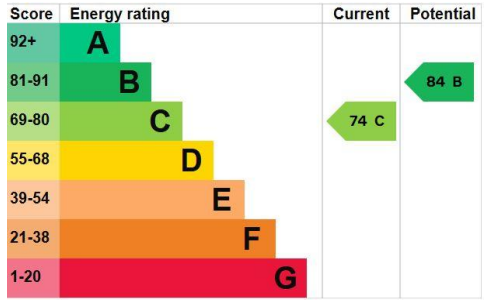


LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

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.

Jeffries & Dibbens
estate and letting agents

OFFICE ADDRESS
226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT
023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk