



Eglantine Walk, Waterloooville PO8 9BG

welcome to

Eglantine Walk, Waterloooville

Beautifully presented family home in a sought-after Waterloooville location, offering spacious and versatile living. Features include a garage conversion, utility room, and a private rear garden, ideal for modern family life.

Entrance Hall

Laminate flooring, radiator. Door to cloakroom and study/bedroom four.

Cloakroom

Double glazed window to rear aspect. Low level WC and vanity wash hand basin. Tiled flooring.

Study / Bedroom Four

Double glazed window to front aspect. Laminate flooring, radiator.

Lounge/Diner

Double glazed window to front aspect. Feature gas fire with hearth and mantel over, carpet flooring, radiator.

Inner Hallway

Storage cupboard. Doors to:

Kitchen

Double glazed window to side aspect and door leading to rear garden. Range of wall and base units with work surface over, incorporating sink unit. Built-in oven, space for under counter fridge, tiled flooring, tiled to principal areas.

Bedroom One

Currently being used as a dining room. Double glazed window to rear aspect. Double glazed French doors to conservatory, carpet flooring, radiator.

Bedroom Two

Double glazed window to rear aspect. Carpet flooring, radiator.

Bedroom Three

Double glazed window to side aspect. Carpet flooring, radiator.

Shower Room

Double glazed window to side aspect. Shower cubicle, wash hand basin and low level WC set in vanity unit with enclosed cistern. Tiled walls and floor, extractor fan, heated towel rail.

Conservatory

Brick and double glazed with glass roof. Tiled floor, radiator, double glazed French doors leading to garden.

Outside

Front

Block paved driveway providing off road parking and shingled area with shrubs and plants. Three steps up to front door. Side pedestrian access to rear garden.

Rear Garden

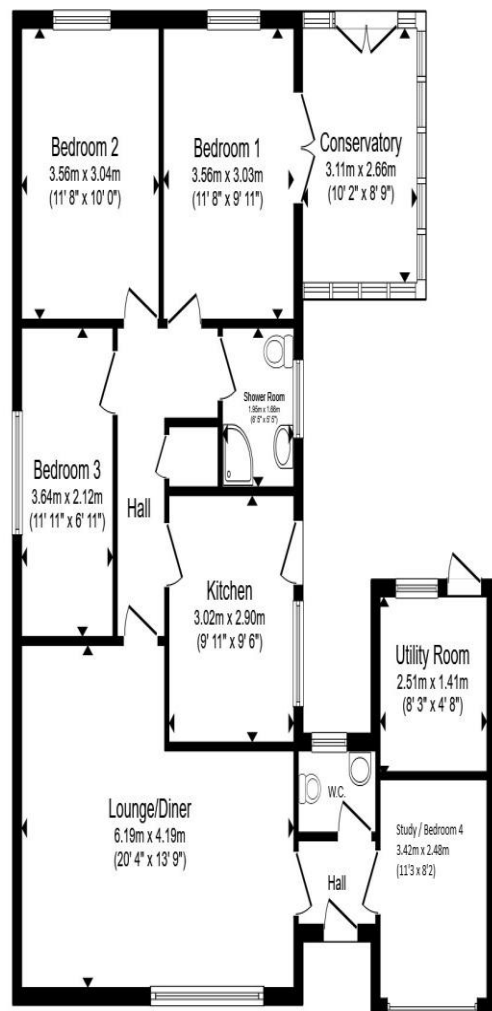
Indian sandstone paving on two levels. Outside tap, summer house, garden shed, flower and shrub borders. Access to utility room.

Utility Room

Double glazed window and door to rear aspect. Tiled flooring, cupboard units and work top with sink unit. Space for washing machine and tumble dryer.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 99.5 m² (1,071 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
Eglantine Walk,
Waterlooville

- Four Bedroom Detached Bungalow
- Converted Garage
- Separate Utility Room
- Off Road Parking
- Conservatory
- Private Rear Garden

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

£400,000



view this property online fox-and-sons.co.uk/Property/WLV109546



Property Ref:
WLV109546 - 0003

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