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O'HARA  
PROPERTIES & ESTATES

CLARENDON CLOSE | WATERLOOVILLE | PO7 6NY

£637,950



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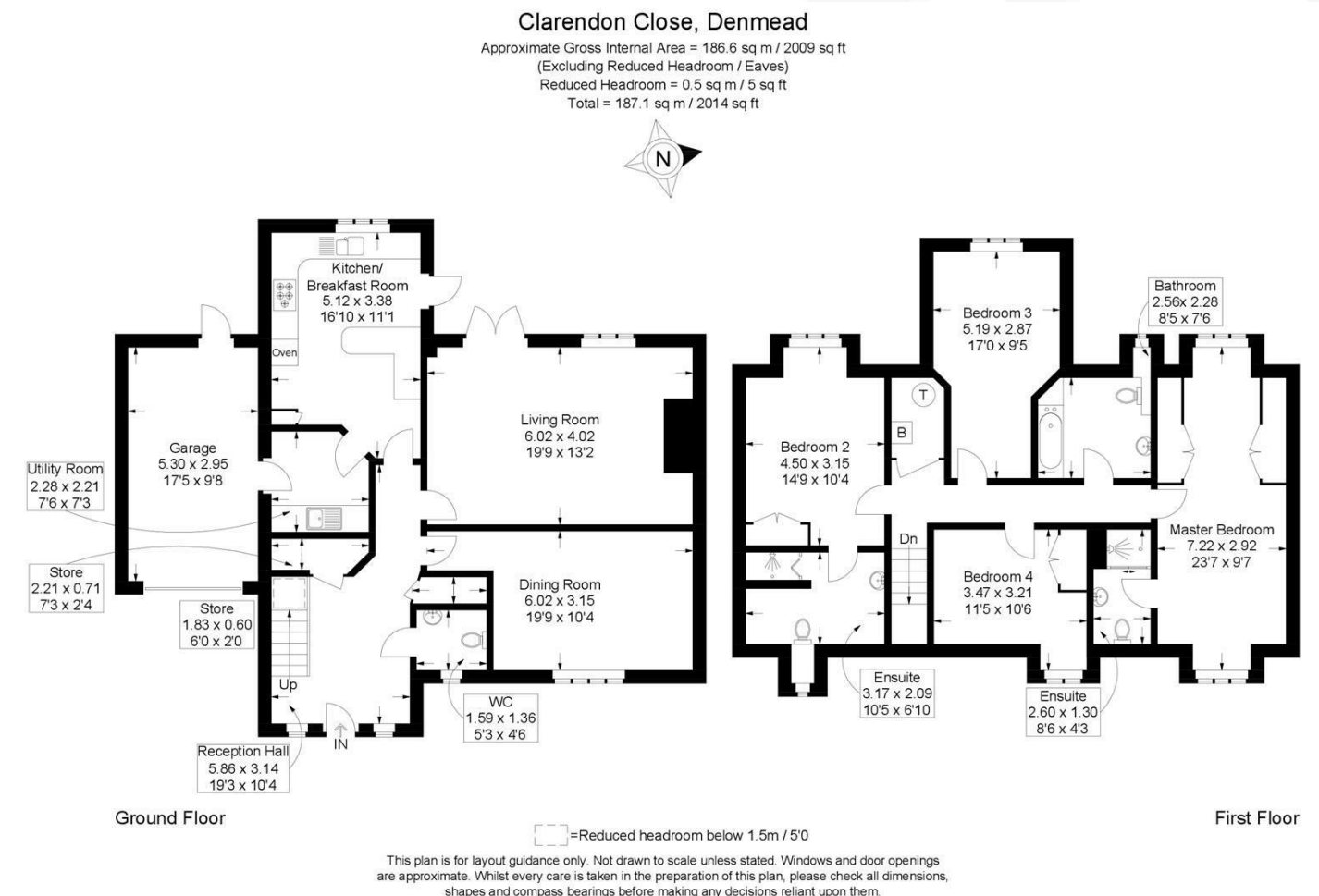


# WELCOME *Home*

O'Hara Properties and Estates are excited to welcome to the market this 4-bedroom semi-detached house located in a quiet cul-de-sac in the sought-after location of Denmead.

This property is ideal for families looking for a spacious and well-maintained home in a safe and peaceful location.

To book a viewing, please call 02392259822! Option 2!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





PROPERTY DESCRIPTION

This beautifully presented 4-double bedroom home offers space, comfort, and practicality, making it ideal for families. This property boasts a welcoming and spacious entrance hall. The ground floor features a large, light-filled living room over looking the beautiful, peaceful garden space. You have a separate generously sized dining room that looks out to the front of the property. The well-equipped kitchen provides plenty of workspace and storage space. The kitchen leads through to the separate utility room ideal for laundry and additional storage. As you walk through, you have the attached garage, offering secure off-street parking and additional storage space. Convenient internal access allows you to step directly from the garage into the home. Downstairs is completed with a downstairs W/C. As you make your way upstairs, you have the master bedroom that is finished in natural tones. Built-in storage is provided via 2 double wardrobes. Completing this impressive master suite is a private ensuite shower room. The second bedroom exudes comfort and charm, complete with a stylish en-suite bathroom. The room is tastefully decorated, featuring a bold accent wall with a subtle floral pattern. The third bedroom is full of character, with its sloping ceiling and calming décor giving it a cosy yet spacious feel. The window overlooks the garden, filling the room with natural light and providing a pleasant outlook. The final bedroom is a versatile bedroom and is currently arranged as a home office and snug, making it a highly flexible space to suit a variety of needs. The main bathroom is bright and modern. A bold blue feature wall and matching bath panel add a splash of colour, complemented by crisp white tiling with a decorative blue trim. The room is well equipped with a full-size bath and shower over, heated towel rail and wood effect flooring. The garden is a well- maintained space offering a mix of lawn, patio, and established planting. A neatly kept lawn sits at the centre, framed by colourful borders and mature greenery, while the patio provides the perfect spot for outdoor dining and relaxation.

- RECEPTION HALL
- DINING ROOM
- LIVING ROOM
- KITCHEN/ BREAKFAST ROOM
- UTILITY ROOM
- GARAGE
- DOWNSTAIRS W/C
- MASTER BEDROOM
  - ENSUITE 1
- BEDROOM 2
  - ENSUITE 2
- BEDROOM 3

BEDROOM 4

BATHROOM

ADDITIONAL INFORMATION

Council Tax band: F  
Tenure: Freehold  
Property type: House  
Property construction: Standard construction  
Energy Performance rating: C  
Number and types of room: 4 bedrooms, 3 bathrooms, 1 reception  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: Double glazing  
Broadband: FTTC (Fibre to the Cabinet)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good  
Parking: Garage and Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No

DISCLAIMER

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





## FEATURES

- SPACIOUS SEMI-DETACHED HOUSE
- 4 DOUBLE BEDROOMS
- WELL-MAINTAINED THROUGHOUT
- IDEAL FAMILY HOME
- QUIET CAL-DE-SAC
- SOUGHT-AFTER LOCATION

