



  
O'HARA  
PROPERTIES & ESTATES

WARFIELD AVENUE | WATERLOOVILLE | PO7 7JJ

£590,000



#### GET SOCIAL

Follow us on social media  
to be the first to see new  
property listing, marketing  
updates and more.



 O'HARA  
PROPERTIES & ESTATES

OHARA PROPERTIES AND ESTATES  
69-71 London Road  
Waterlooville Hampshire  
PO7 7EX  
Company Registration Number: 13624992

WWW.OHARAPROPERTIESANDESTATES.CO.UK

ENQUIRIES@OHARAPROPERTIES.CO.UK

02392 259822

WWW.OHARAPROPERTIESANDESTATES.CO.UK

02392 259822 | ENQUIRIES@OHARAPROPERTIES.CO.UK



# WELCOME *Home*

O'Hara Properties and Estates are excited to welcome to you this 4-bedroom detached house in the popular location of Waterloooville. This quiet corner house has dream home potential to a growing family. This home has plenty of space to live and entertain in.

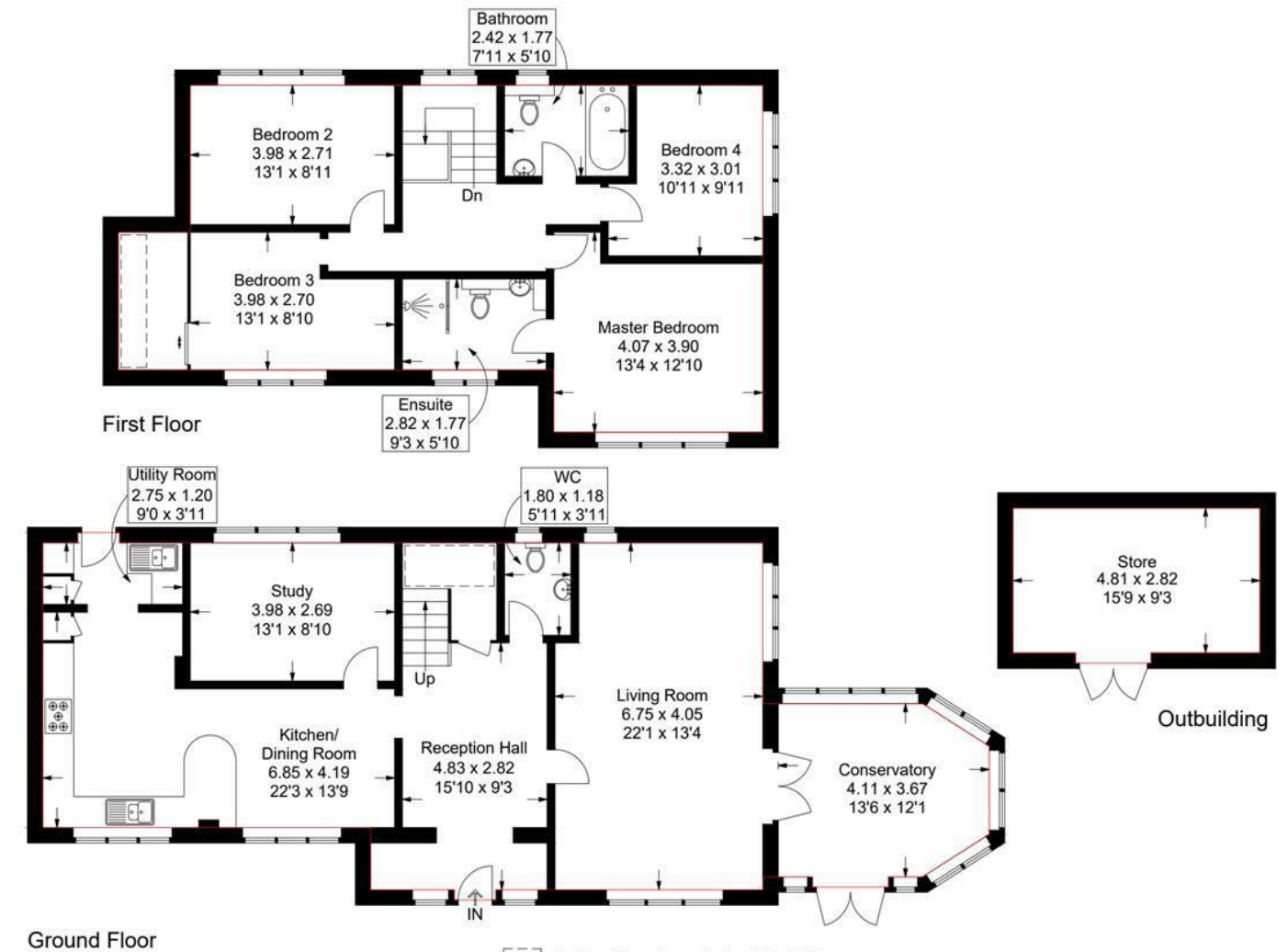
This property is walking distance to local shops and bus routes.

This is a must view property! To book call 02392259822



## Warfield Avenue, Waterloooville

Approximate Gross Internal Area = 171.9 sq m / 1850 sq ft  
Outbuilding = 13.9 sq m / 150 sq ft  
Total = 185.8 sq m / 2000 sq ft



[Symbol] = Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 71      | 80        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



PROPERTY DESCRIPTION

As you approach this gorgeous, detached home you are met with your own extensive private driveway with wrap around gardens. You enter into a spacious entrance hall that is the centre of the home. Leading off to the right of the entrance hall you have a welcoming, light, well decorated living room finished with fresh cream and white tones. The multi-functional conservatory is bright and airy overlooking the garden space. The kitchen is the heart of this property which is perfect for family time and entertaining guests. Not only is this kitchen beautifully decorated, but it also has plenty of storage space. The utility room that follows on from the kitchen leads out to the rear garden. As you head up to the second floor, you have the main family bathroom to the left. The master bedroom is completed with its own ensuite. The other 3 double bedrooms are decorated with modern neutral tones ready for you to put your own stamp on them.

Parking: Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: C

DISCLAIMER

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.

- RECEPTION HALL
- LIVING ROOM
- CONSERVATORY
- DOWNSTAIRS WC
- KICTHEN/DINING ROOM
- STUDY
- UTILITY ROOM
- MASTER BEDROOM
- ENSUITE
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4
- BATHROOM
- OUTSIDE STORE

ADDITIONAL INFORMATION

Council tax band: F  
Tenure: Freehold  
Property type: House  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: Yes  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Double glazing  
Broadband: ADSL copper wire  
Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Good



## FEATURES

- PARKING FOR MULTIPLE CARS
- FOUR DOUBLE BEDROOMS
- IMMACULATE THROUGHOUT
- BEAUTIFUL FAMILY HOME
- DETACHED
- MUST VIEW PROPERTY

