



O'HARA  
PROPERTIES & ESTATES

CATHERINGTON LANE | WATERLOOVILLE | PO8 9PB

£495,000



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# WELCOME Home

O'Hara Properties and Estates are delighted to welcome to the market this 3-bedroom detached bungalow in the heart of Waterlooville.

To book a viewing, please call 02392259822!

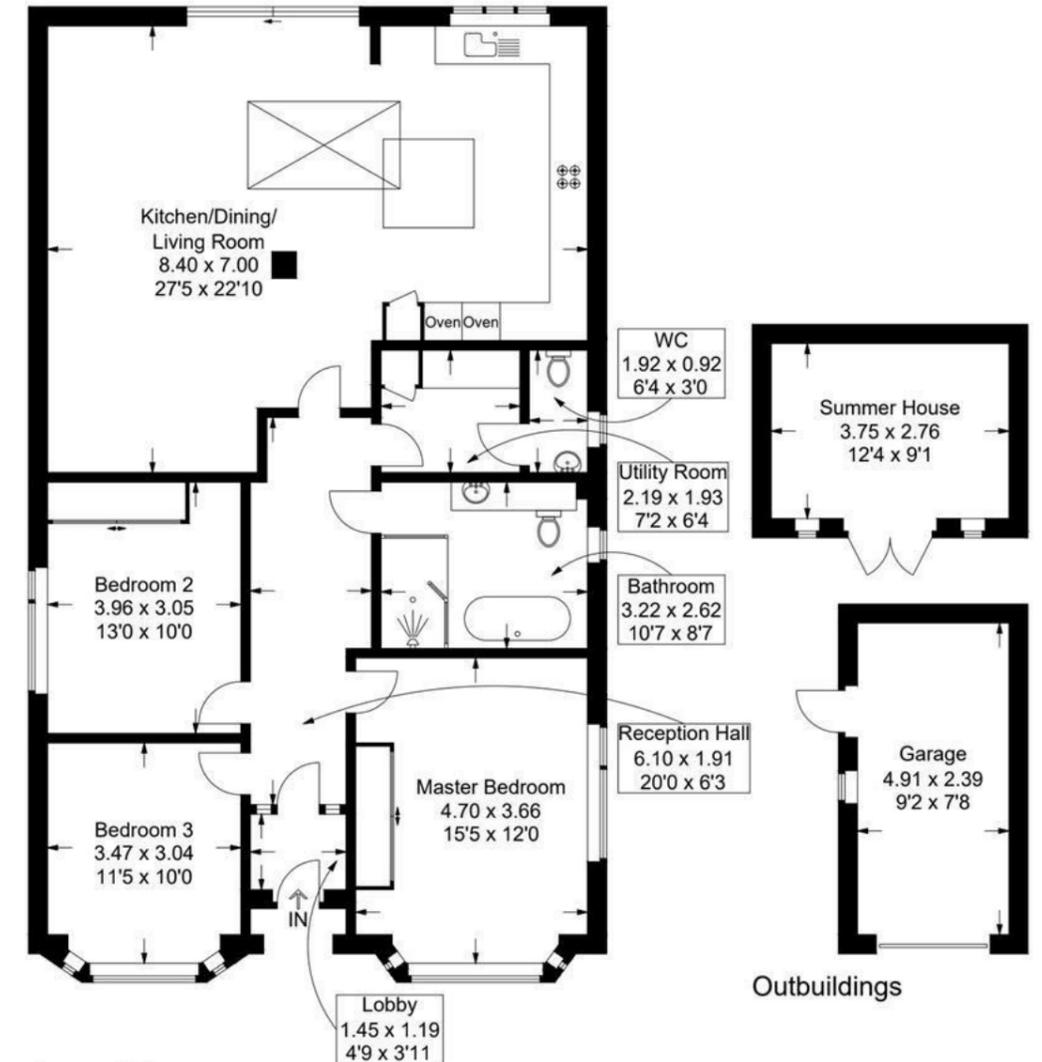


## Catherington Lane, Horndean

Approximate Gross Internal Area = 123.5 sq m / 1329 sq ft

Outbuilding = 22.8 sq m / 245 sq ft

Total = 146.3 sq m / 1574 sq ft



Ground Floor

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		74	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



#### PROPERTY DESCRIPTION

Nestled on the charming Catherington Lane in Waterlooville, this delightful detached bungalow offers a perfect blend of comfort and convenience. The beautifully presented master bedroom offers a generous and inviting retreat, perfectly designed for comfort and relaxation. The room benefits from excellent natural light through large bay-style windows, creating a bright and airy atmosphere throughout the day. The windows are fitted with privacy film, allowing natural light to flood in while preventing visibility from outside — offering both brightness and peace of mind. A wall-mounted air-conditioning unit is also installed, ensuring the space remains comfortable all year-round. The second bedroom is a generously sized double bedroom completed with neutral fresh tones throughout. The third bedroom is a bright and adaptable space, currently arranged as a comfortable home office and additional sitting area that is a pull out sofa bed. This bedroom is a versatile room, that could equally serve as a double bedroom, nursery, hobby room or dedicated office space, depending on a buyer's needs. Continuing through the house you have the bathroom/shower room that is spacious, bright, and well laid out, offering plenty of room to move around comfortably. The layout includes a freestanding bathtub and a separate walk-in glass shower, making the space both practical and relaxing. The toilet and sink sit opposite, with cabinets and shelving providing good storage. Leading on from the bathroom, the next space is a practical utility room with a separate WC, providing useful additional functionality for the home. The utility room offers fitted storage units and countertop space, along with room for laundry appliances, keeping washing and household tasks separate from the main kitchen and living areas. The main hub of the home is an impressive open-plan kitchen, dining, and living space, thoughtfully designed to create a bright and sociable environment ideal for both everyday family life and entertaining. The living area offers a generous lounge space with large, comfortable seating and a striking feature wall, creating a warm and inviting place to relax. Positioned alongside the sitting area is a dedicated dining space, allowing family and guests to gather comfortably while remaining connected to both the lounge and kitchen, making the layout perfect for social occasions and day-to-day living.

Flowing naturally from these spaces is the modern kitchen, centred around a stylish island with seating that provides additional stone worktop space and a casual dining option. Skylights and rear doors allow natural light to flood the room and provide easy access to the garden, seamlessly extending the living space outdoors. Stepping outside into the garden, the space has been thoughtfully arranged to offer a variety of areas. A patio area provides a comfortable seating space ideal for outdoor dining and entertaining, while the garden also features a pond, adding a peaceful focal point. The garden continues with a mix of stone and lawn areas, creating both low-maintenance sections and open green space suitable for family use. Well-kept

planting beds add colour and character throughout, while a summer house at the end of the garden provides a versatile additional space, perfect for relaxing, hobbies, or entertaining during the warmer months.

For those with vehicles, the property includes a large driveway, adding to the convenience of this lovely home. The surrounding area boasts a friendly community feel, with local amenities and green spaces just a stone's throw away, making it an excellent choice for anyone looking to settle in a tranquil yet accessible location.

- HALLWAY
- MASTER BEDROOM
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- UTILITY ROOM
- WC
- KITCHEN/ DINING/ LIVING ROOM
- SUMMER HOUSE
- GARAGE
- REAR GARDEN
- 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

- DETACHED BUNGALOW
- 3 DOUBLE BEDROOMS
- SINGLE- STOREY LIVING
- MAINTAINABLE GARDENS
- GARAGE
- DRIVEWAY
- SUMMER HOUSE
- REAR GARDEN
- WC