



O'HARA  
PROPERTIES & ESTATES

AVOCET WAY | WATERLOOVILLE | PO8 9YE

£480,000



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# WELCOME Home

Located in a desirable area of Avocet Way, Waterlooville, this charming detached house offers a perfect blend of comfort and modern living. Built in 2000, the property spans an impressive 1,163 square feet, providing ample space for families or those seeking a little extra room to breathe.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. With four well-proportioned bedrooms, there is plenty of space for everyone, whether it be for family, guests, or a home office.

The property boasts two bathrooms, providing convenience and privacy for all occupants. This feature is particularly beneficial for busy mornings or when hosting visitors.

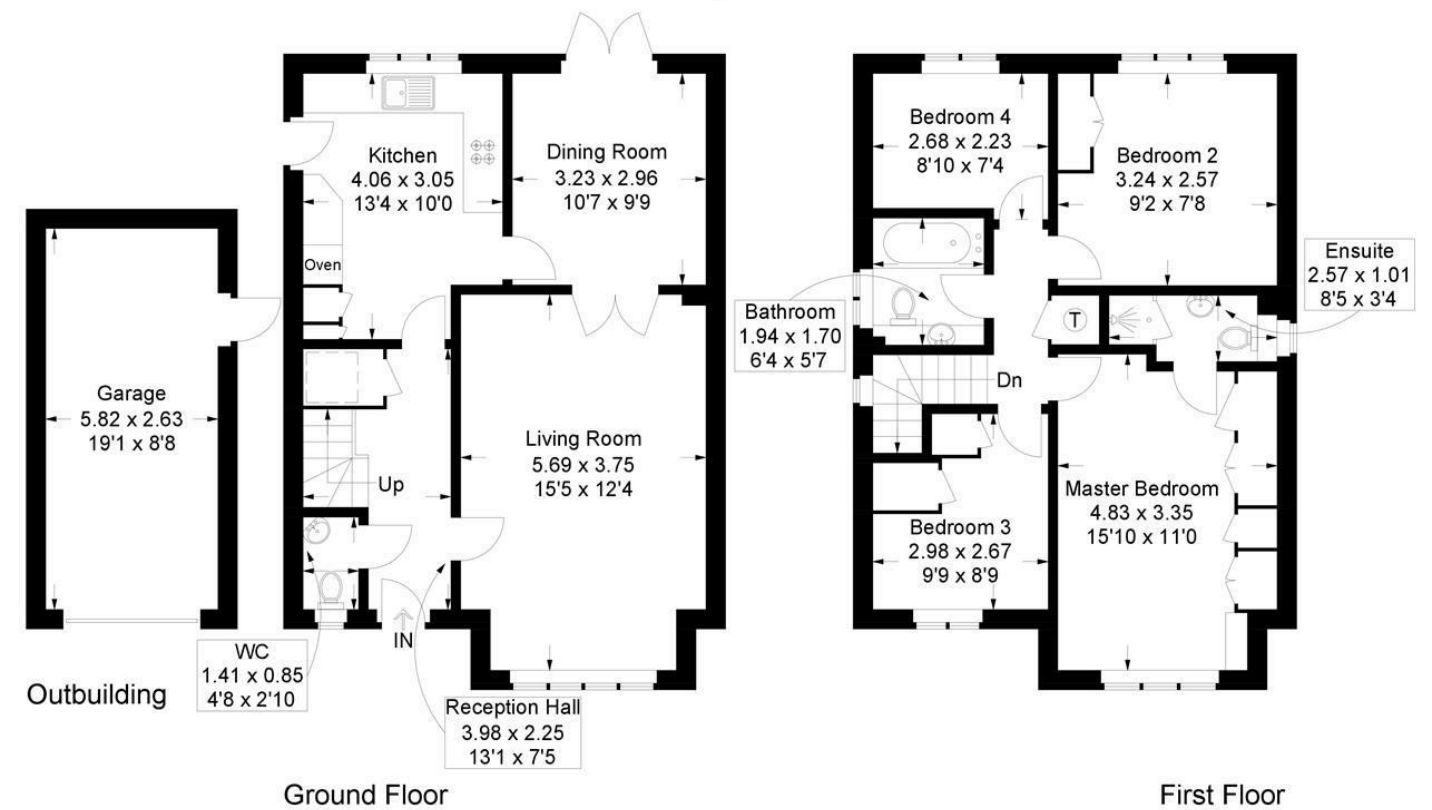
Outside, the house offers parking for two vehicles as well as a garage, a valuable asset in today's busy world. The surrounding area is known for its community spirit and accessibility to local amenities, making it an excellent choice for those looking to settle in a friendly neighbourhood.

This delightful home on Avocet Way is not just a property; it is a place where memories can be made. With its spacious interiors and practical features, it presents a wonderful opportunity for anyone looking to establish their roots in Waterlooville. Don't miss the chance to make this house your home.



## Avocet Way, Horndean

Approximate Gross Internal Area = 107 sq m / 1152 sq ft  
 Outbuilding = 15.8 sq m / 170 sq ft  
 Total = 122.8 sq m / 1322 sq ft



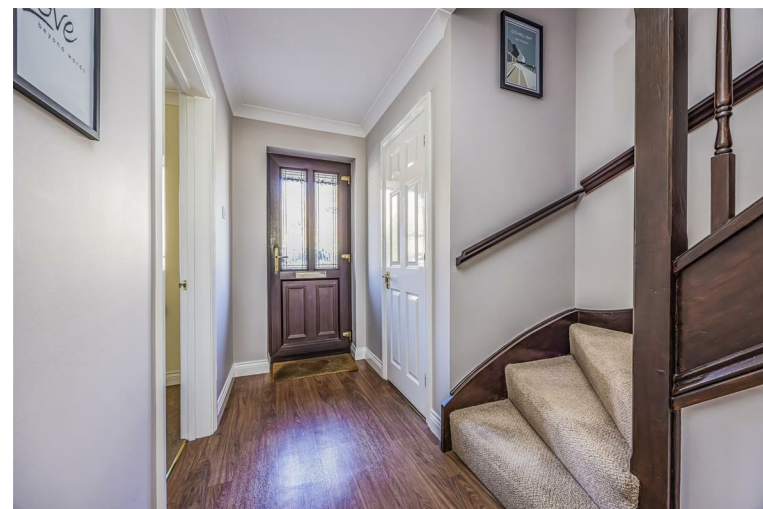
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	74
(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	



- Hallway
- Downstairs WC
- Lounge
- Dining Room
- Kitchen Breakfast Room
- Door to Garden
- Landing
- Master Bedroom
- En-Suite
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom
- Rear Garden
- Driveway
- Garage





## FEATURES

- Detached
- Four bedrooms
- En-suite
- Lounge
- Dining room
- Kitchen Breakfast room
- Down Stairs WC
- Off Road Parking
- Garage

