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**9 Montreal Drive**  
Purbrook, Waterlooville, PO7 5FE

£290,000



# 9 Montreal Drive

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£290,000



We are delighted to present this three-bedroom family home located in the highly desirable area of Purbrook. This property, offered for sale with no forward chain, was built approximately 11 years ago by the reputable developers David Wilson Homes. With its modern design and excellent location, this home is ideal for families or those looking to settle into a vibrant and welcoming community.

The ground floor features a thoughtfully designed layout, starting with a fully fitted kitchen that offers ample storage and worktop space with room for further freestanding appliances, making it perfect for home chefs. The spacious lounge and dining area provide a comfortable space for relaxation and entertaining, with patio doors leading to the rear garden, creating a seamless indoor-outdoor flow. A convenient downstairs WC completes the ground floor.

Upstairs, the property boasts three generously sized bedrooms. The master bedroom benefits from its own en-suite shower room, offering privacy and comfort. The remaining two bedrooms are well-proportioned and share a stylishly appointed family bathroom with modern fittings and fixtures.

Externally, the property enjoys a private rear garden, ideal for outdoor dining, children's play, or simply relaxing in the sunshine. A single garage, located to the rear/side of the property, provides off-road parking and additional storage space.

This home is situated within a peaceful private estate, featuring a delightful residents' green, perfect for leisurely strolls or outdoor activities. The location

offers the best of both worlds—tranquil surroundings with easy access to local amenities, schools, and transport links.

Homes in this area are highly sought after, and we anticipate significant interest in this charming property. To avoid disappointment, contact us today to arrange your viewing and take the first step toward making this delightful house your home.



## Road Map



## Hybrid Map



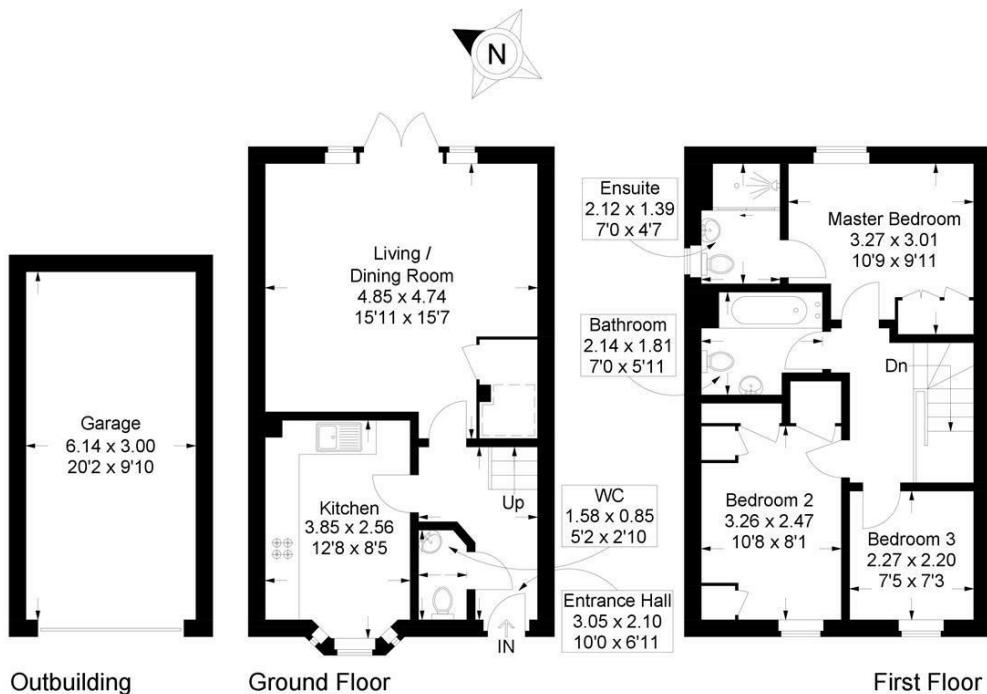
## Terrain Map



## Floor Plan

### Montreal Drive, Waterlooville

Approximate Gross Internal Area = 78.3 sq m / 843 sq ft  
Outbuilding = 18.8 sq m / 202 sq ft  
Total = 97.1 sq m / 1045 sq ft



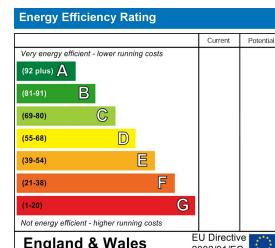
[Reduced headroom below 1.5m / 5'0]

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.

## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.