



O'HARA  
PROPERTIES & ESTATES

WARFIELD AVENUE | WATERLOOVILLE | PO7 7JJ

£590,000



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# WELCOME Home

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

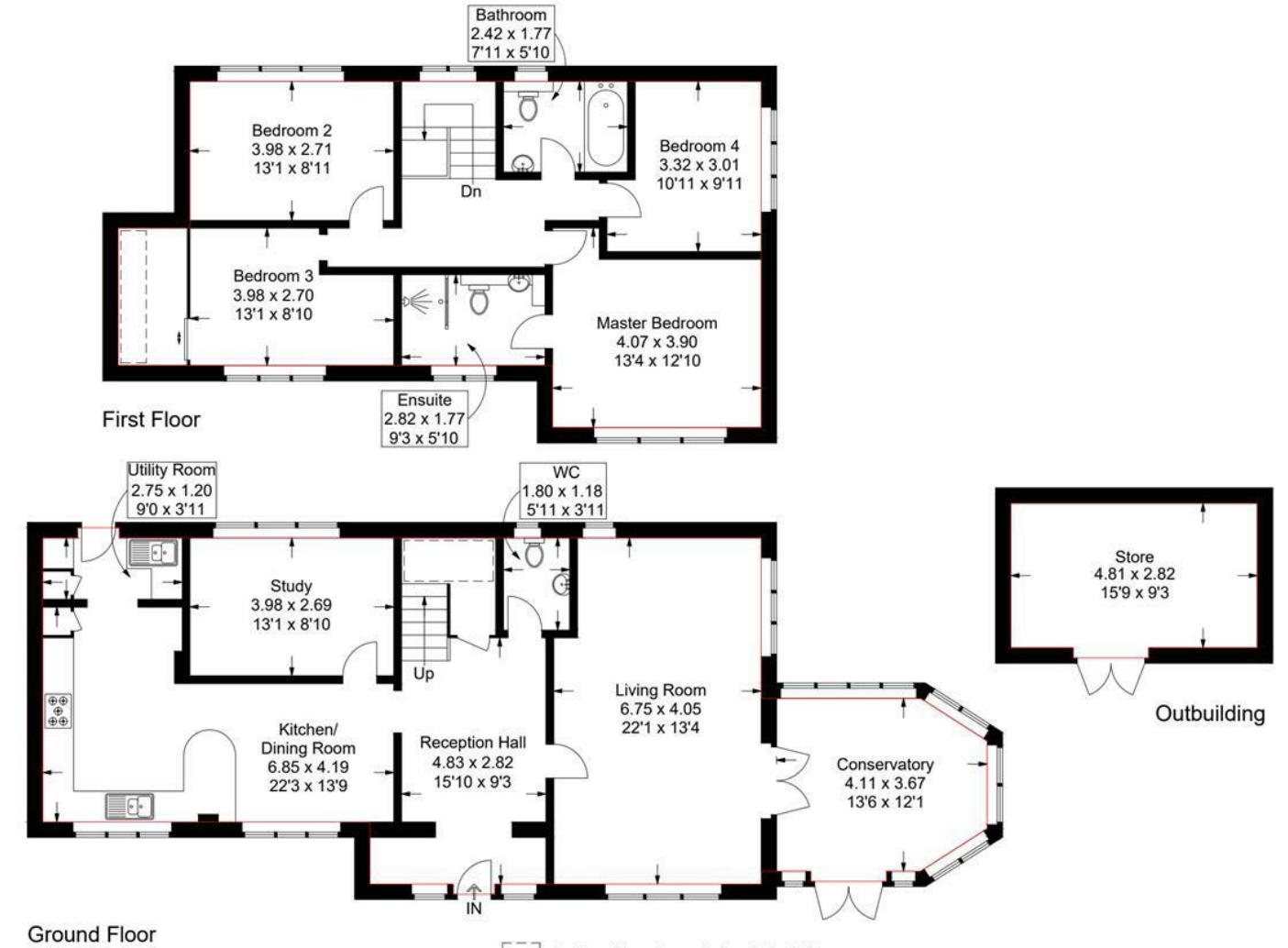
This property is walking distance to local shops and bus routes.

This is a must view property! To book call 02392259822



## Warfield Avenue, Waterlooville

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



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		71	80
(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

As you approach this stunning detached home, you are welcomed by an extensive private driveway and beautifully maintained wrap-around gardens, creating an immediate sense of space and privacy.

Upon entering the property, you are greeted by a spacious entrance hall that forms the central hub of the home. To the right, a bright and inviting living room offers a warm and comfortable space, tastefully decorated in fresh cream and white tones that enhance the natural light.

The versatile conservatory provides a bright and airy setting overlooking the garden, making it perfect for relaxing, entertaining, or enjoying the outdoor views throughout the year.

At the heart of the home is the beautifully presented kitchen, an ideal space for both family life and entertaining guests. Thoughtfully designed with ample storage, it combines style with practicality. Just off the kitchen, a convenient utility room provides additional functionality and leads directly out to the rear garden.

The ground floor also benefits from a generously sized study, which could easily be used as an additional bedroom if desired, offering the flexibility of a five-bedroom home.

Upstairs, the main family bathroom is located to the left of the landing. The spacious master bedroom features its own private ensuite, creating a comfortable retreat. The remaining three double bedrooms are all decorated in modern neutral tones, providing a perfect blank canvas for new owners to personalise.

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  
 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

KITCHEN/DINING ROOM

STUDY/ BEDROOM 5

UTILITY ROOM

MASTER BEDROOM

ENSUITE

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM

OUTSIDE STORE

#### ADDITIONAL INFORMATION

Council tax band: F

Tenure: Freehold



## FEATURES

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