



PRICE: £495,000



We have made every attempt to ensure the accuracy of the floor plan contained here. Measurements of rooms, walls, etc. may vary slightly from those shown on the plan and are not intended to be used for any purpose other than a guide. The plan is for information only and should not be used for any other purpose. The contents, quality and appearance of the plan are not guaranteed and no guarantee is given for the accuracy of the plan. Made with Floorplan Studio.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

67

82

#### Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>



## Andrew Crescent, Waterloooville, PO7 6BE

Substantial FOUR BEDROOM DETACHED CHALET BUNGALOW off the popular requested 'Berg' estate. Accommodation boasting spacious lounge, separate dining area, bedrooms on both ground and first floors, ensuite to master bedroom, extended kitchen / breakfast room, driveway, garage, SOUTH EAST ASPECT GARDEN

#### Entrance Porch

Double glazed front door, double glazed obscured window to front aspect, internal double glazed door to entrance hall.

#### Entrance Hall

Tiled flooring, radiator, smoothed ceiling, airing cupboard with shelving and radiator.

#### Lounge

W: 13' 5" x L: 22' 9" (W: 4.09m x L: 6.93m)

Feature fireplace with wood surround, polished stone back and hearth, two double glazed windows to side aspect, two radiators, stairs to the first floor, coved and smoothed ceiling, archway to dining area.

#### Dining Area

W: 13' 6" x L: 6' 9" (W: 4.13m x L: 2.10m)

Double glazed sliding patio doors to garden, coved and smoothed ceiling, radiator, parquet wood flooring.

#### Kitchen / Breakfast Room

W: 11' 5" x L: 19' 4" (W: 3.48m x L: 5.89m)

Modern matching range of wall and base units complemented with polished stone work surfaces over incorporating 1½ bowl stainless steel sink unit with mixer tap and drainer, five ring gas hob with extractor canopy over, eye level double oven, space for 'American' style fridge / freezer, integrated dishwasher, freestanding island with polished stone work surface over, cupboard housing wall mounted Combination boiler for central heating and domestic hot water and consumer unit, coved and smoothed ceiling with pin spot downlighting, radiator, tiled flooring and to principle areas, double glazed window to rear aspect, double glazed door to rear aspect, double glazed door to garage, serving hatch to dining area.

#### Ground Floor Bedroom Two

W: 13' 1" x L: 10' 9" (W: 3.99m x L: 3.27m)

(Maximum measurements). Double glazed window to front aspect, radiator, range of fitted bedroom furniture, coved and textured ceiling.

#### Ground Floor Bedroom Four

W: 7' 10" x L: 11' 7" (W: 2.39m x L: 3.52m)

Double glazed window to front aspect, radiator, coved and textured ceiling.

#### Ground Floor Shower Room

W: 7' 10" x L: 11' 7" (W: 2.39m x L: 3.52m)

Suite comprising walk in shower cubicle, wash hand basin and low level wc set in vanity unit, chromium ladder style radiator, double glazed obscured window to side aspect, tiled flooring, smoothed ceiling with pin spot downlighting.

#### FIRST FLOOR

Double glazed window to side aspect, textured ceiling.

#### Bedroom One

W: 11' 5" x L: 12' (W: 3.48m x L: 3.67m)

(Maximum measurements). Double glazed window to side aspect, radiator, textured ceiling, door to ensuite bathroom.

#### Ensuite Bathroom

W: 8' 8" x L: 6' 11" (W: 2.64m x L: 2.11m)

Suite comprising double ended bath with mixer tap, wash hand basin set in vanity unit, close coupled low level wc, radiator, double glazed obscured window to rear aspect, smoothed ceiling with pin spot downlighting and access to loft area.

#### Bedroom Three

W: 11' 5" x L: 9' 10" (W: 3.48m x L: 3m)

(Maximum measurements including depth of fitted wardrobe cupboards). Double glazed window to side aspect, radiator, textured ceiling, mirror fronted fitted wardrobe cupboards with access to eaves storage area.

#### OUTSIDE

The frontage is predominantly driveway providing ample off road parking leading to the garage. The rear garden boasts a south / east aspect with an extensive patio / seating area adjoining the rear of the property with an additional covered patio / seating area at the bottom of the garden, the remainder of the rear is mainly laid with well tended lawn and well stock / tended borders complementing the side and rear boundaries as well as panelled fencing, outside tap, gated side access, timber garden shed (negotiable) metal garden shed to remain.

