



£360,000

Montgomery Walk

Waterlooville, PO7 5TD

PROPERTY SUMMARY

We are pleased to present to the market this well presented four bedroom family home situated in the quiet cul-de-sac location of Montgomery Walk. The property is positioned within easy access of local transport links and within walking distance of Waterlooville town centre. The accommodation comprises of a split level lounge and dining area, fitted kitchen, W.C, four bedrooms, modern fitted family bathroom. Other benefits include the garage being converted into home office space with utility room to the rear, off road parking and a wonderful rear garden offering beautiful and unrestricted view with gated access onto park. To arrange your viewing contact as sole agents today.





HALLWAY Door to kitchen, door leading to:

WC Window to front aspect, W.C.

KITCHEN 10' 4" x 7' 2" (3.15m x 2.18m) Window to front aspect, door to side, a range of wall and base units incorporating sink unit, built in oven, hob with fan over, space and plumbing for washing machine and dish washer, fridge freezer.

DINING AREA 10' 10" x 7' 0" (3.3m x 2.13m) Stairs leading to:

LOUNGE 17' 2" x 14' 0" (5.23m x 4.27m) Windows and double doors leading to rear aspect, feature fire place, radiator.

BEDROOM 1 14' 5" x 10' 11" (4.39m x 3.33m) Window to rear aspect, radiator, built in storage.

BEDROOM 2 10' 6" x 6' 9" (3.2m x 2.06m) Window to rear aspect, radiator.

BEDROOM 3 11' 4" x 7' 0" (3.45m x 2.13m) Window to side aspect, radiator, built in storage.

BEDROOM 4 10' 11" Max x 7' 0" (3.33m x 2.13m) Window to front aspect, radiator.

BATHROOM Window to front aspect, panelled bath, shower cubicle, heated towel rail, wash hand basin, W.C.

HOME OFFICE 15' 10" x 7' 4" (4.83m x 2.24m)

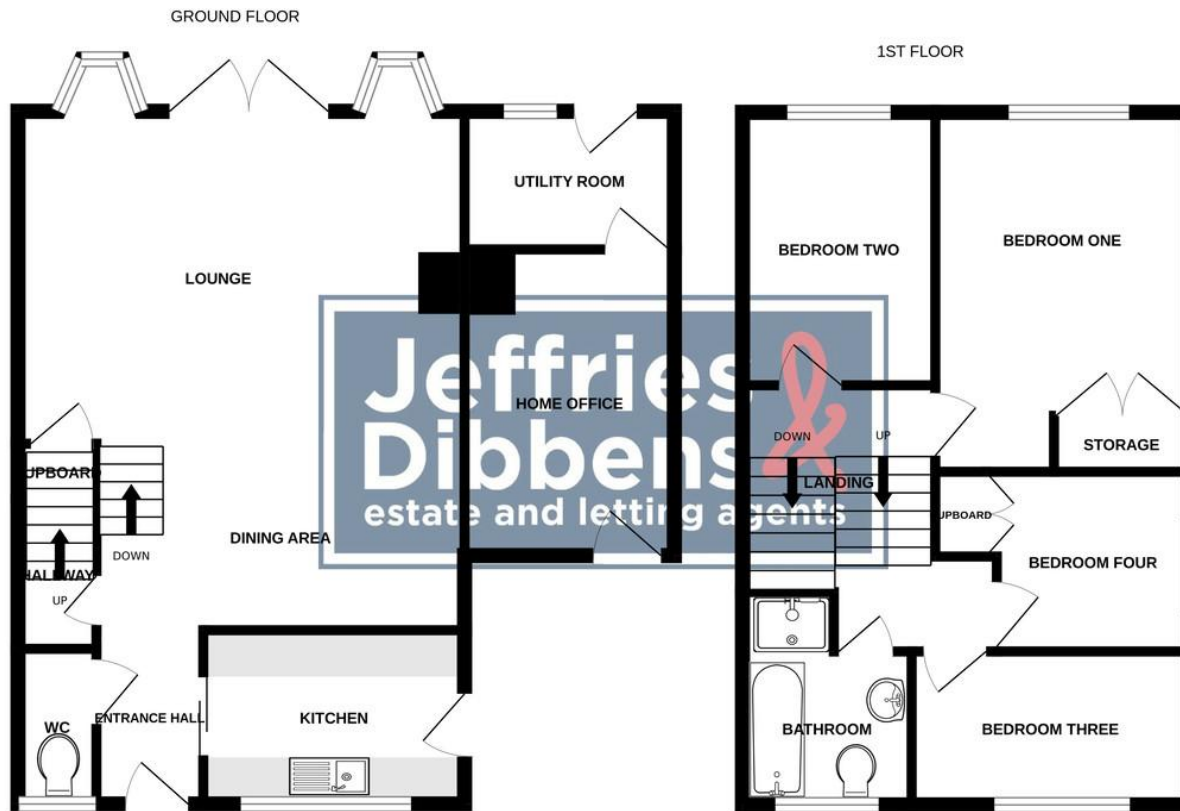
UTILITY ROOM 7' 10" x 5' 10" (2.39m x 1.78m)

OUTSIDE

REAR GARDEN Artificially laid lawn, patio area, outside tap, gated rear access, private door to home office.

FRONT GARDEN Block paved driveway providing off road parking, area laid to lawn.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
 Havant Borough Council

TENURE
 Freehold

COUNCIL TAX BAND
 Band C

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	88
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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