



£535,000 Guide Price
Maynard Place
Waterlooville, PO8 9PF

PROPERTY SUMMARY

We are delighted to present to the market this very spacious 4 double bedroom detached property down a cul de sac location in a highly regarded location in Maynard Place. The property has a large number of benefits including 4 very good sized first floor bedrooms, 2 bathroom suites, lounge, modern kitchen/diner with separate utility room and conservatory. Externally there is a garage, with further off road parking and a good sized garden. The property offers excellent access to local schools, green spaces and commuter routes. Early interest is expected so call today to avoid disappointment.





ENTRANCE HALL Front aspect door, radiator, engineered oak flooring, stairs to first floor, doors to:

SHOWER ROOM Window to front aspect, under floor heating, shower cubicle, W.C., wash hand basin, extractor, heated towel rail.

LOUNGE 17' 4" x 12' (5.28m x 3.66m) Bay window to front aspect, electric fire with surround and hearth, radiator, double doors to:

KITCHEN/DINER 23' 3" x 13' 3" (7.09m x 4.04m) Window to rear aspect, engineered oak flooring, comprehensive range of Shaker style eye and base level units with soft close doors and wood block work tops over, brick style splash backs, inset Butler sink with mixer tap, twin ovens with hob and extractor hood over, two radiators, integral fridge, wood burner and hearth, door to utility room, opening to:

CONSERVATORY 10' 3" x 9' 9" (3.12m x 2.97m) Windows to rear and side aspect, dual sky lights, feature radiator, engineered oak flooring.

UTILITY ROOM 13' 2" x 7' 3" (4.01m x 2.21m) Window to rear aspect, door to garden, engineered oak flooring, range of wall and base units with wood block work tops over, single sink unit with mixer tap, space for fridge/freezer and washing machine, door leading to garage.

LANDING Window to Side aspect, access to loft doors to:

BEDROOM 1 13' 11" x 10' 4" into wardrobes" (4.24m x 3.15m) Window to front aspect, radiator, fitted wardrobes.

BEDROOM 2 14' 0" x 9' 1" (4.27m x 2.77m) Window to rear aspect, radiator.

BEDROOM 3 10' 5" x 7' 10" (3.18m x 2.39m) Window to front aspect, radiator.

BEDROOM 4 10' 2" x 7' 5" (3.1m x 2.26m) Window to rear aspect, radiator.

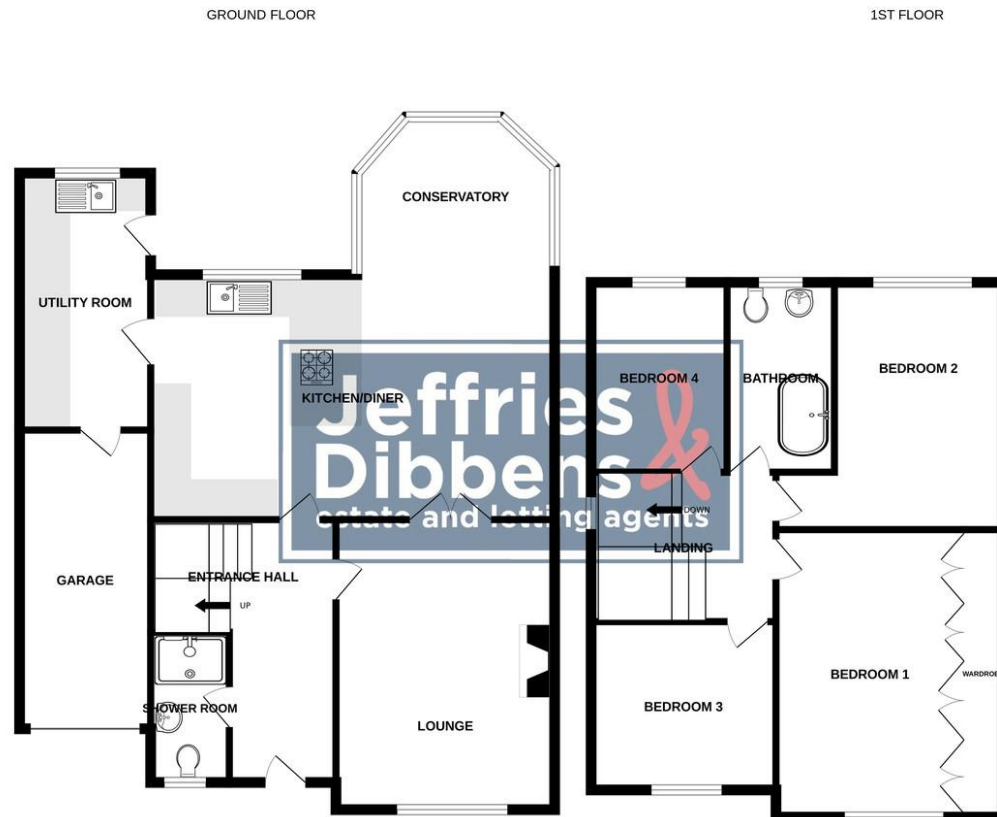
BATHROOM Window to rear aspect, W.C., wash hand basin, free standing bath with mixer taps, heated towel rail.

OUTSIDE

REAR GARDEN Artificial lawn with decking, patio area, gated side access and outside tap.

FRONT GARDEN Blocked paved driveway providing off road parking, giving access to:





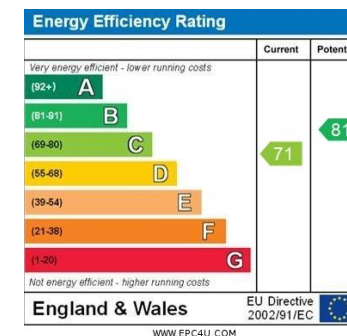
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
 East Hampshire District Council

TENURE
 Freehold

COUNCIL TAX BAND
 Band E

VIEWINGS
 By prior appointment only



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



OFFICE ADDRESS
 226 London Road, Waterlooville,
 Hampshire, PO7 7HP

CONTACT
 023 9223 1100
 waterlooville@jeffries.co.uk
 www.jdea.co.uk