

£650,000
55 Sandyfield Crescent
Waterlooville, PO8 8SG

PROPERTY SUMMARY

RARE OPPORTUNITY – SUBSTANTIAL EXTENDED BUNGALOW WITH SELF-CONTAINED ANNEXE. Deceptively spacious and beautifully presented 4 bedroom detached extended bungalow, finished to a high standard throughout. Features include a generous lounge, conservatory with underfloor heating, impressive kitchen/diner with garden access, three versatile ground-floor rooms, shower room and storage. Upstairs, the spacious master bedroom boasts dressing area, en-suite and air conditioning. Outside offers parking for 3–4 vehicles, garage/workshop, rear garden and a detached one-bedroom self-contained annexe, ideal for multi-generational living, guests or income potential. Quiet residential location within walking distance of bus routes. Viewing highly recommended.





ENTRANCE HALL Stairs to first floor with cupboard under, radiator, door to:

BEDROOM 2 15' 11" x 10' 2" (4.85m x 3.1m) Window to front aspect, radiator.

BEDROOM 3 10' 10" x 8' 2" (3.3m x 2.49m) Window to front aspect, radiator.

BEDROOM 4 10' 10" x 7' 11" (3.3m x 2.41m) Window to side aspect, radiator.

SHOWER ROOM Window to side aspect, corner shower cubicle, wash hand basin, heated towel rail, extractor fan, W.C.

LOUNGE 20' 7" x 15' 11" (6.27m x 4.85m) Window to side aspect, two radiators, feature fireplace, double sliding doors to:

CONSERVATORY Windows to all aspect, under floor heating, double door leading to garden, door leading to garage, door leading to:

DINING ROOM 12' 11" x 10' 10" (3.94m x 3.3m) Double doors to rear garden, radiator, breakfast bar with a range of wall and base units, space for fridge/freezer, opening to:

KITCHEN 11' 10" x 10' 8" (3.61m x 3.25m) Window to side aspect, radiator, a range of modern wall & base units incorporating sink unit, space & gas/electric point for range cooker with stainless steel cooker hood over, space & plumbing for washing machine, dishwasher & tumble dryer, cupboard boiler.

FIRST FLOOR

DRESSING AREA 13' 3" x 3' 9" (4.04m x 1.14m) Window to side aspect, range of built-in wardrobes, access to loft, access to eaves storage, opening to:

BEDROOM 1 14' 0" x 12' 4" (4.27m x 3.76m) Window to rear and side aspect, fully fitted air conditioning unit, eaves storage cupboard, radiator.

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

OUTSIDE

REAR GARDEN Area laid to lawn, patio area, gated side access, outside light, two sheds, pond, private door to garage, access to:

ANNEXE Hallway: storage cupboard, door to:

BEDROOM 12' 9" x 11' 6" (3.89m x 3.51m) Windows to front and rear aspect, under floor heating, door to:

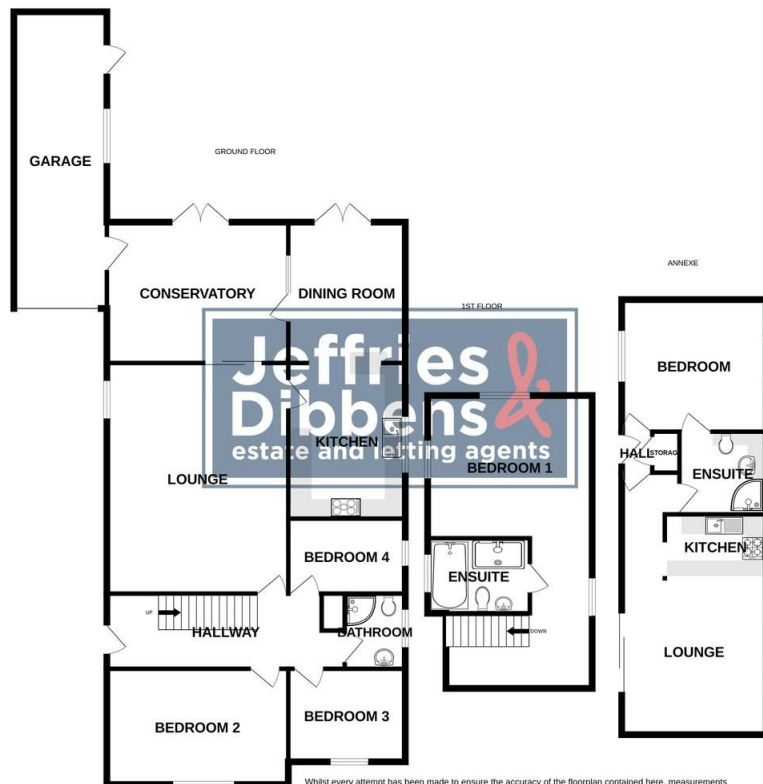
ENSUITE Window to rear aspect, heated towel rail, under floor heating, shower cubicle, wash hand basin, W.C.

LOUNGE 19' 0" x 12' 8" (5.79m x 3.86m) Patio doors leading to rear garden, under floor heating, opening to:

KITCHEN A range of wall and base units incorporating sink unit, oven with hob and fan over, space for fridge/freezer, washing machine, under floor heating.

FRONT GARDEN Block paved driveway providing off road parking, outside light, access to:

GARAGE 28' 6" x 8' 3" (8.69m x 2.51m) Up and over electric garage door, power and light.



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 E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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