


GRANTHAM
BESPOKE ESTATE AGENT
FOR SALE
093 090015
stevegranthambespoke.co.uk




STEVE GRANTHAM
BESPOKE ESTATE AGENT

17 Park Farm Road, Waterlooville, PO7 5HN

£425,000





£425,000

17 Park Farm Road

Waterlooville, PO7 5HN

- EXTENDED & IMPROVED SEMI-DETACHED CHALET STYLE HOME
- OVER 1,500 SQ FT OF VERSATILE ACCOMMODATION
- TWO BATHROOMS
- GATED DRIVEWAY WITH AMPLE PARKING
- LARGE REAR GARDEN
- PURBROOK LOCATION CLOSE TO POPULAR LOCAL SCHOOLS
- THREE BEDROOMS
- FOUR RECEPTION ROOMS
- DOUBLE GARAGE TO THE REAR
- IDEAL FAMILY HOME WITH FLEXIBLE LIVING SPACE

Set in a highly sought-after Purbrook location, within close proximity to popular local schools, this extended and much improved semi-detached chalet style home offers an exceptional blend of character, space and versatility, with over 1,500 sq ft of beautifully arranged accommodation and a large rear garden to match.



Beautifully presented throughout, the property has been thoughtfully enhanced by the current owners to create a flexible home perfectly suited to modern family living. The ground floor offers a superb range of reception space, including a welcoming sitting room with feature fireplace, a separate dining room ideal for entertaining, and a further versatile reception room/study, ideal as a home office, playroom or potential ground floor bedroom if required.

At the heart of the home is a stylish, well-appointed kitchen/breakfast room, opening through to a bright and spacious garden room/conservatory that enjoys lovely views over the rear garden and provides an excellent additional living space.

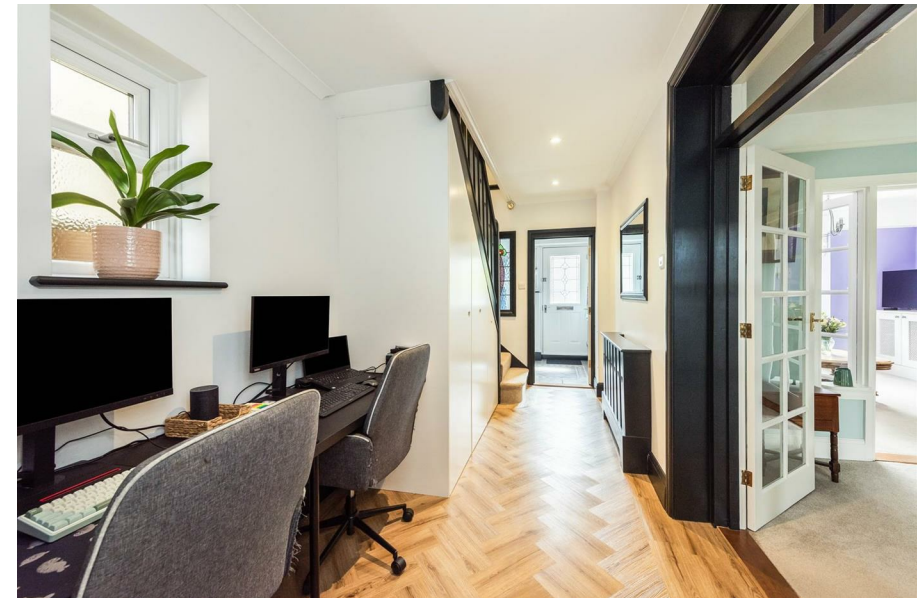
The accommodation is notably versatile, with three well-proportioned bedrooms arranged over the upper floor, served by two bath/shower rooms, making the layout ideal for growing families, multi-generational living or those seeking adaptable space for changing needs.

Externally, the property continues to impress. To the front, a gated driveway provides ample off-road parking. There is a substantial double garage positioned at the rear (with inspection pit). In addition, there is valuable rear access alongside the garage, ideal for the storage of a boat, trailer or similar recreational vehicles — a rare and highly practical feature.

The generous rear garden is a particular highlight, offering a large expanse of lawn, patio seating areas and excellent space for outdoor entertaining, children's play or keen gardeners.

Combining period charm with quality modern improvements, this impressive chalet style home offers spacious and flexible accommodation in a prime residential location, making it a superb opportunity for families seeking both lifestyle and practicality.



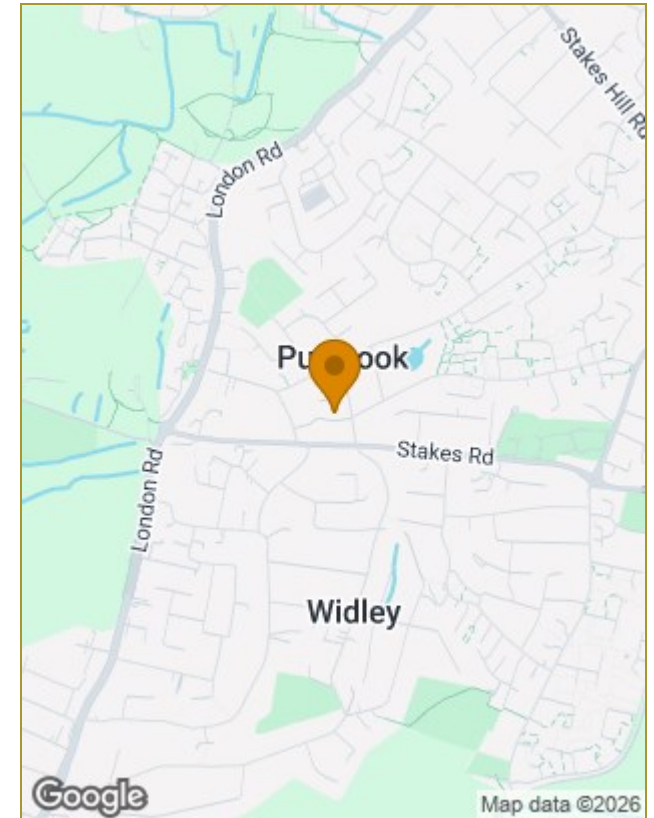




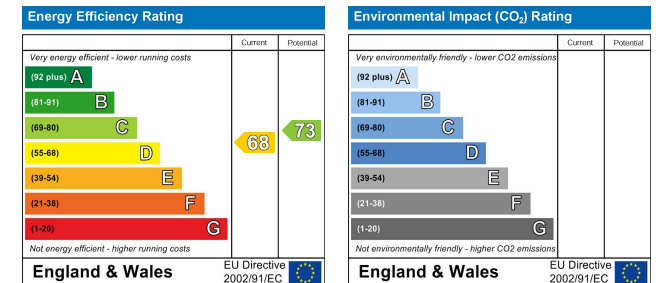
Floor Plans



Location Map



Energy Performance Graph



Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 inc. VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.