



STEVE GRANTHAM
BESPOKE ESTATE AGENT
FOR SALE
02393 090015
www.stevegranthambespoke.co.uk



£425,000

5 Ha'penny Dell

Waterlooville, PO7 5RQ

- DETACHED BUNGALOW
- MODERNISED SHOWER ROOM
- AMPLE OFF ROAD PARKING
- SOUTH FACING GARDEN
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- DETACHED GARAGE
- POPULAR LOCATION

Situated in an end-of-cul-de-sac position within the ever-popular Purbrook “Money Estate”, this impressive three-bedroom detached bungalow offers a range of standout features including a south-facing garden, a large block-paved driveway, and a recently modernised interior, making it an ideal home for both movers and downsizers alike.



Upon entry, a spacious hallway provides access to all rooms. To the front of the bungalow are three well-proportioned bedrooms. The two principal bedrooms are generous doubles, both enjoying an elevated position that offers privacy and pleasant tree-lined views. The third bedroom is perfectly suited as a single bedroom, guest room, or home office. The family shower room has been recently renovated and features a large walk-in shower, enhancing accessibility.

To the rear, an extended lounge/diner is flooded with natural light via large sliding doors overlooking the garden. The lounge is further complemented by a log burner, ideal for cosy evenings. A modern, separate kitchen fitted with ample wall and base units completes the internal accommodation. The property has also benefited from recent decoration throughout, along with new internal doors and flooring, creating a superb turn-key home.

Externally, the property continues to impress with an attractive, large block-paved driveway providing parking for multiple vehicles. The private, southerly-facing rear garden offers an ideal space for entertaining and relaxation. The homeowner has also constructed a new single garage with a workshop area to the rear — perfect for a motor enthusiast, hobby room, or potential annex (STTP). The garage is fully completed, aside from the external cladding, allowing the new owner to choose their choice of finish.

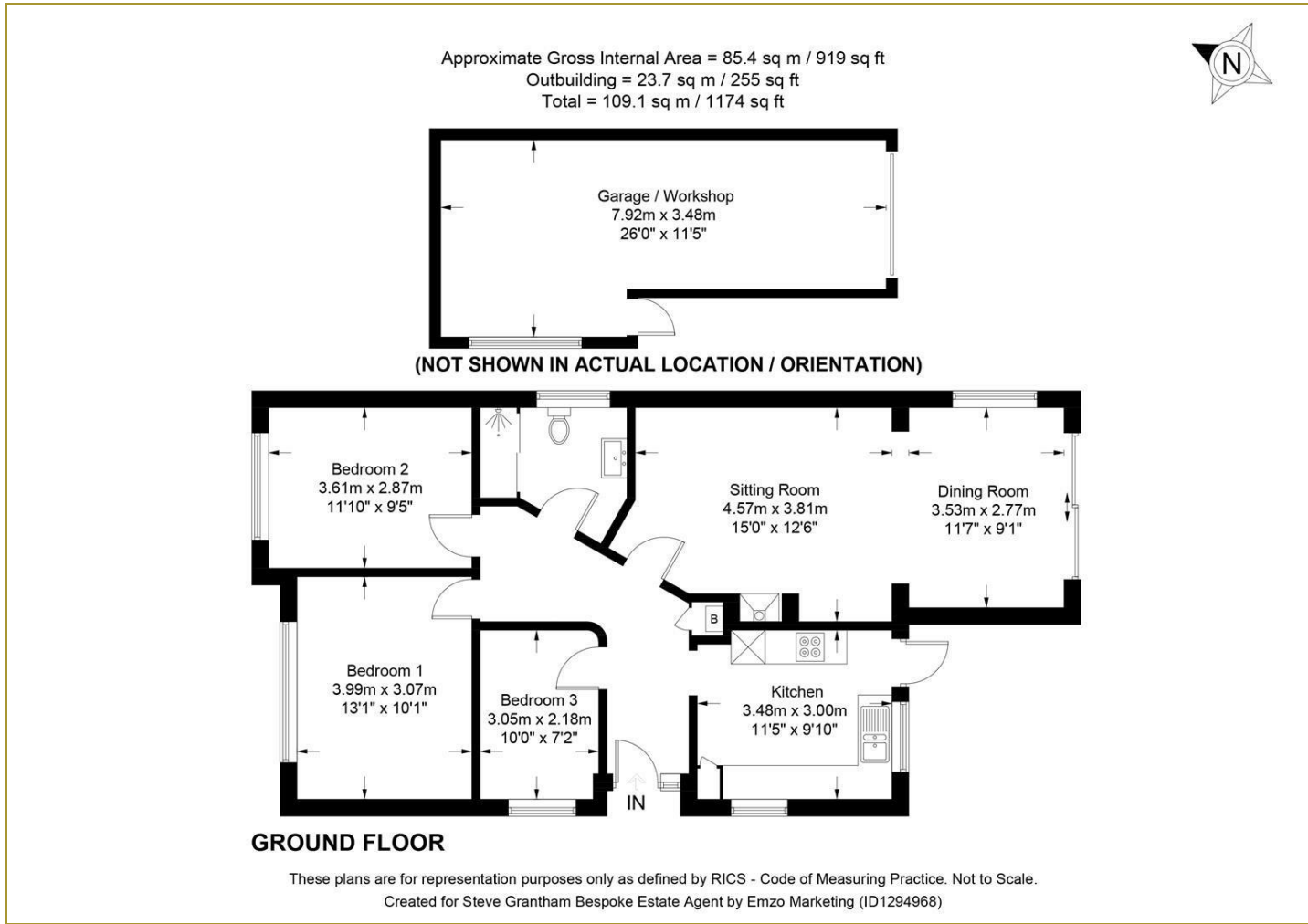
Purbrook offers a welcoming village atmosphere with local shops, pubs, cafés and green spaces, including Purbrook Heath for walks and recreation. Nearby Fort Purbrook and the Peter Ashley Activity Centre provide outdoor activities, while excellent road and bus links offer easy access to Waterlooville, Portsmouth and surrounding areas.



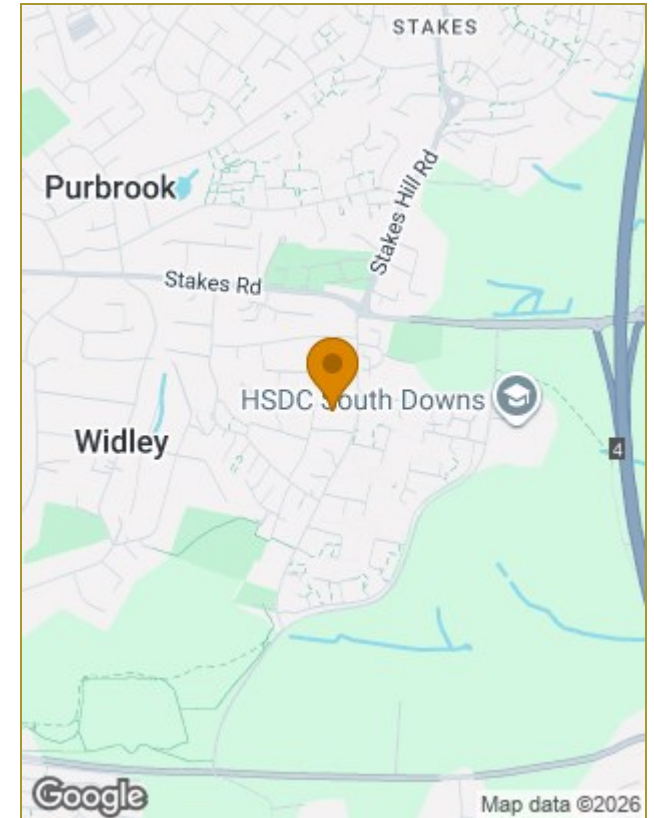




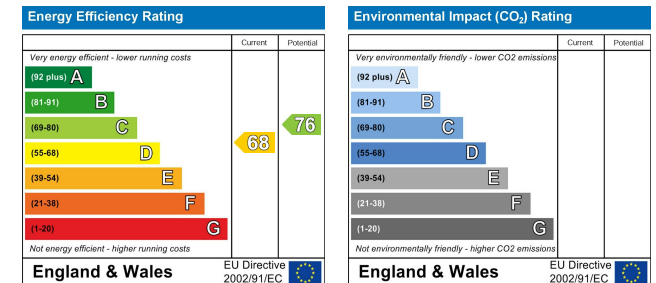
Floor Plans



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.