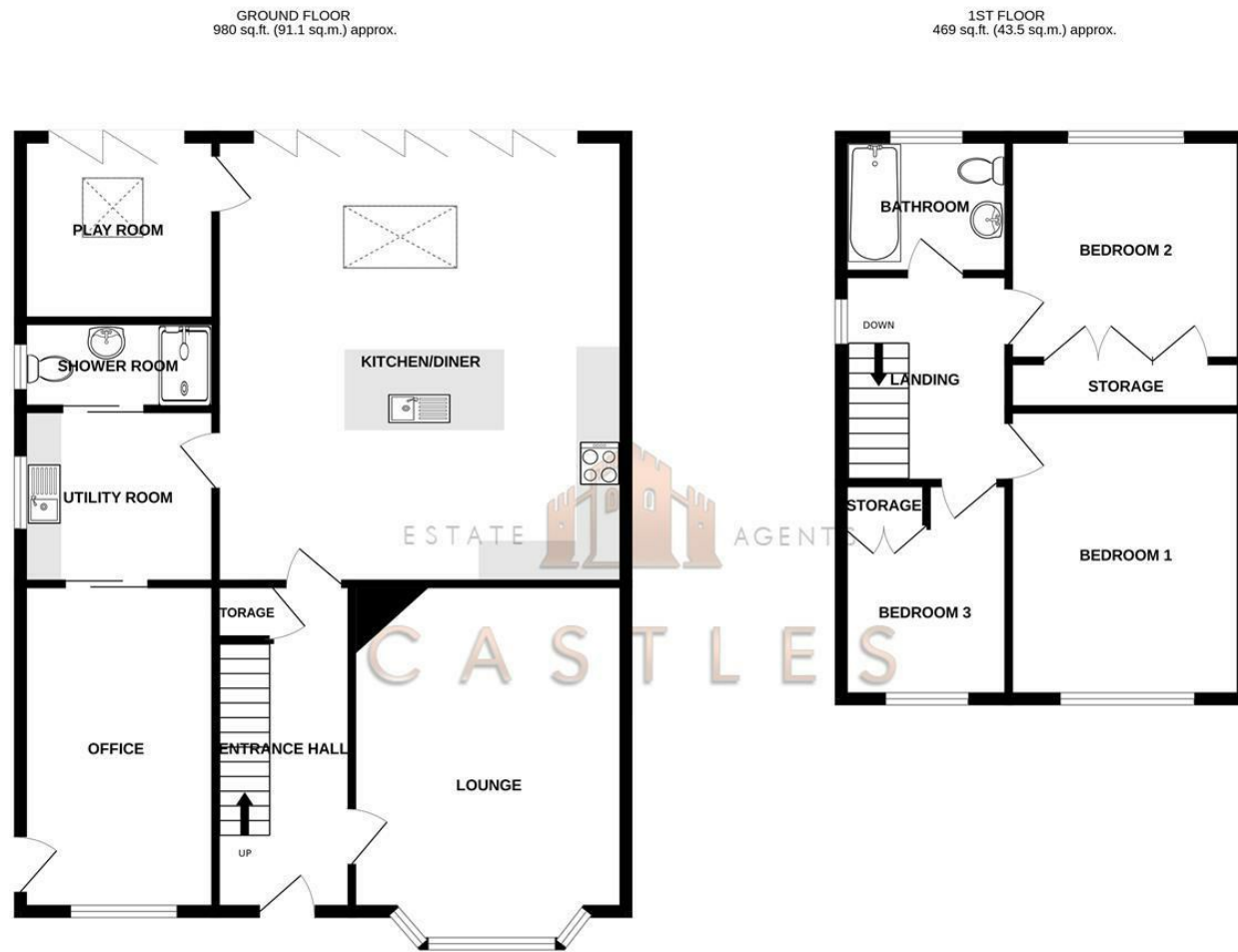


Floor Plan



TOTAL FLOOR AREA : 1449 sq.ft. (134.6 sq.m.) approx.

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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98 Stakes Hill Road Waterlooville, PO7 7LE

We are pleased to welcome to the market this exceptional semi detached property with side and rear extensions with off road parking to the front and back located in Stakes Hill Road, Waterlooville.

The property is very well presented throughout and the ground floor features under floor heating, solid oak flooring and consists of a lounge room to the front with an open plan kitchen - diner - family room to the rear with bi-fold doors and skylight. Appliances featured are Neff double oven and induction hobb with all worktops being quartz. Accessible from here is a kids playroom, utility room, downstairs shower room and office/nail room.

Moving upstairs there are three bedrooms and a modern family bathroom.

Externally the property benefits from driveway to the front allowing parking for 3 vehicles comfortably. To the rear of the garden is another area for parking two vehicles. The rear garden is South facing and consist of paved patio and walkway, lawns and two gates for side acces.

For more information or to arrange a viewing please call Castles today.

Offers over £450,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(10 plus) A	
(81-91) B		(10-11) B	
(69-80) C		(10-10) C	
(55-68) D		(10-10) D	
(39-54) E		(10-10) E	
(21-38) F		(10-10) F	
(1-20) G		(10-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

98 Stakes Hill Road

Waterlooville, PO7 7LE



- THREE BEDROOMS
- BI-FOLDS & SKYLIGHT
- OFF ROAD PARKING TO FRONT
- LARGE CORNER PLOT
- TWO BATHROOMS
- REAR EXTENSION
- OPEN PLAN KITCHEN DINER
- OFF ROAD PARKING TO REAR
- SOUTH FACING GARDEN
- SIDE EXTENSION

LOUNGE
12'5" x 16'4" (3.8 x 5.0)

KITCHEN/DINER
18'4" x 20'4" (5.6 x 6.2)

PLAY ROOM
9'10" x 9'10" (3.0 x 3.0)

SHOWER ROOM
8'10" x 3'11" (2.7 x 1.2)

UTILITY ROOM
9'2" x 7'10" (2.8 x 2.4)

OFFICE
8'10" x 14'5" (2.7 x 4.4)

BEDROOM 1
10'5" x 13'1" (3.2 x 4.0)

BEDROOM 2
10'5" x 10'2" (3.2 x 3.1)

BEDROOM 3
7'6" x 9'10" (2.3 x 3.0)

BATHROOM
7'6" x 6'2" (2.3 x 1.9)

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the

direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

