



Broadlands Avenue, Waterlooville

Price Guide £395,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Broadlands Avenue, Waterlooville

Williams of Petersfield are delighted to present this spacious and well-maintained bungalow, ideally located in the town of Waterlooville.

Offering three bedrooms and generous open-plan living, this home provides a wonderful sense of space throughout. The main living area is surrounded by large windows, with large patio doors opening directly onto the garden, allowing plenty of natural light to pour in while creating an effortless connection between indoor and outdoor living.

The kitchen is well-appointed with floor-to-ceiling storage and ample worktop space, and is further complemented by a substantial utility room, ideal for keeping the main living areas streamlined and organised.

Positioned at the front of the property, the bedrooms enjoy a south-easterly aspect, welcoming the morning sun. The principal double bedroom is particularly attractive, featuring a large bay window that adds both character and additional light. The second double bedroom is well-proportioned, while the third bedroom offers flexibility as a single bedroom, home office or hobby room.

Externally, the property continues to impress. The rear garden remains spacious even with the addition of a detached double garage, offering excellent storage or secure parking options. There is also convenient side access on both sides of the property. To the front, the home benefits from double off-road parking.

A bright, well-balanced home offering space, practicality and comfortable living in a highly desirable location.

EPC - D / Tax Band - D



Location - Waterlooville

Waterlooville is a vibrant Hampshire town that perfectly balances urban convenience with rural charm, making it a hotspot for families and commuters alike. Strategically located along the A3(M) corridor, it offers seamless links to Portsmouth and London, while sitting on the doorstep of the South Downs National Park. Local agents like Cubitt & West and Fox & Sons highlight the area's diverse property market—ranging from modern developments in Berewood to traditional family homes in Cowplain, all supported by excellent schools and a thriving town centre.

Local authority

Havant Borough Council
Public Service Plaza,
Civic Centre Rd,
Havant PO9 2AX
023 9244 6019

Tenure

Freehold

Additional Information

All main services

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Main area: approx. 86.9 sq. metres (935.8 sq. feet)
Plus garages, approx. 20.8 sq. metres (223.7 sq. feet)



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