



Highfield Avenue, Waterlooville

**Price Guide £550,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## Highfield Avenue, Waterlooville

Situated on the sought-after southern side of Highfield Avenue, one of Waterlooville's most desirable tree-lined roads, this exceptional four-bedroom semi-detached family home offers beautifully presented accommodation, generous parking, a stunning southerly aspect garden, and exciting future potential.

The property enjoys an attractive frontage with a lawn and a substantial brick-paved driveway providing off-road parking for multiple vehicles. The home has been thoughtfully improved and extended by the current owners, including a superb loft conversion creating a principal bedroom suite with en-suite bathroom. Furthermore, the property benefits from existing planning permission for a rear ground-floor extension, offering an excellent opportunity to further enhance the living accommodation. Internally, the accommodation is both stylish and welcoming. A spacious entrance hall leads to a front-aspect lounge featuring a wood-burning stove, while to the rear, the impressive kitchen/dining room forms the heart of the home. Fitted with contemporary white cabinetry, wooden worktops and attractive herringbone-style flooring, this bright and sociable space opens via French doors directly onto the garden, creating a seamless connection between indoor and outdoor living. A convenient cloakroom/WC completes the ground-floor layout. The first floor provides three well-proportioned bedrooms alongside a modern family bathroom. A staircase then rises to the outstanding loft-converted principal suite, offering a peaceful retreat with its own en-suite facilities. Outside, the mature south-facing rear garden is a particular highlight. A generous paved patio adjoins the house and extends alongside a large lawn bordered by established flowers and shrubs. A fixed pergola creates the perfect setting for outdoor dining and entertaining, while a versatile detached outbuilding offers excellent potential as a home office, studio, playroom or hobby room.



## Location - Waterlooville

Situated within a well-established residential area of Waterlooville, the property is conveniently located for a wide range of local amenities. A good selection of schools serves the area, catering for families of all ages, while Waterlooville town centre offers an excellent choice of shops, supermarkets, cafés, restaurants, healthcare facilities and everyday services.

Residents can also enjoy a variety of leisure and recreational facilities nearby, including Queen Elizabeth Country Park, the Forest of Bere, Horizon Leisure Centre and Waterlooville Golf Club. With its excellent connectivity, strong local amenities and access to green open spaces, Waterlooville continues to be one of South Hampshire's most desirable places to live.

## Local authority

Havant Borough Council

## Tenure

Freehold

## Additional Information


All main services

EPC - C

Tax Band - D



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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**Approximate Gross Internal Area 1359 sq ft - 126 sq m  
(Excluding Garage & Outbuilding)**

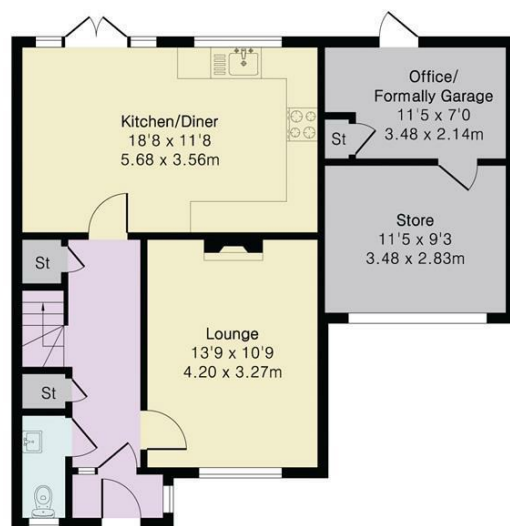
Ground Floor Area 521 sq ft – 48 sq m

First Floor Area 493 sq ft – 46 sq m

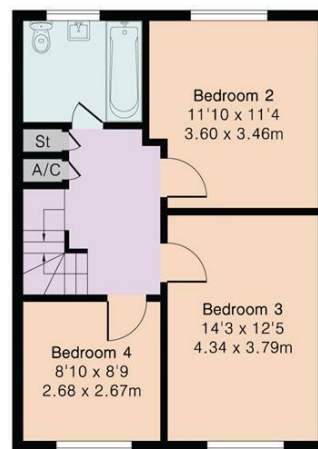
Second Floor Area 345 sq ft – 32 sq m

Garage Area 191 sq ft – 18 sq m

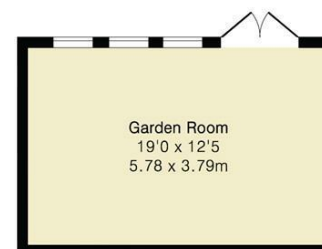
Outbuilding Area 236 sq ft – 22 sq m



Ground Floor



First Floor



Outbuilding



Second Floor

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