



**Price**  
**£435,000**

**Freehold**

4x  2x  2x 

**Trenchard Close,  
Waterlooville,  
Hampshire, PO7**

**cubitt & west**  
Helping you move forwards



## Main features

- Off road parking
- Nicely decorated throughout
- Second floor bedroom suite
- Extended on the ground floor giving flexible living space
- Great central location yet in a quiet cul-de-sac

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 17'0 x 11'0 (5.19m x 3.36m)  
 Dining Room: 14'1 x 9'0 (4.30m x 2.75m)  
 Kitchen: 13'1 x 9'0 (3.99m x 2.75m)  
 W.C.

### FIRST FLOOR

Landing  
 Bedroom 1: 15'0 x 9'0 (4.58m x 2.75m)  
 Bedroom 2: 11'0 x 9'0 (3.36m x 2.75m)  
 Bedroom 3: 9'1 x 7'0 (2.77m x 2.14m)  
 Family Bathroom

### SECOND FLOOR

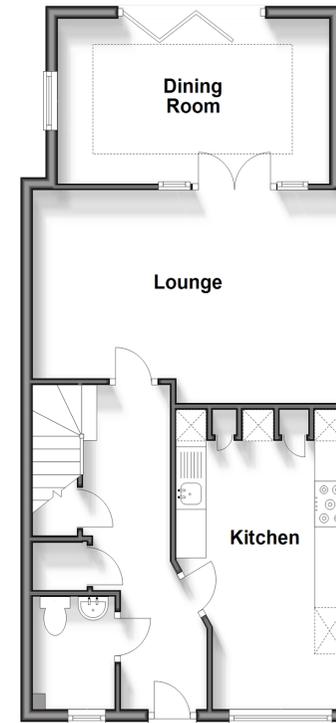
Landing  
 Bedroom 4: 20'0 x 13'0 (6.10m x 3.97m)  
 En suite Shower Room

### OUTSIDE

Rear Garden  
 Driveway Parking

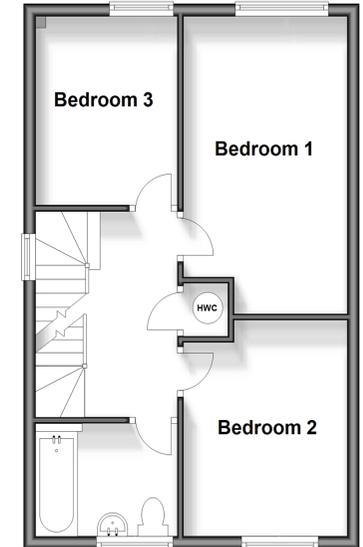
### Ground Floor

Approx. 55.7 sq. metres (599.1 sq. feet)



### First Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



### Second Floor

Approx. 28.8 sq. metres (310.0 sq. feet)



**Call Waterloo - 02392 267244 ■ cubittandwest.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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