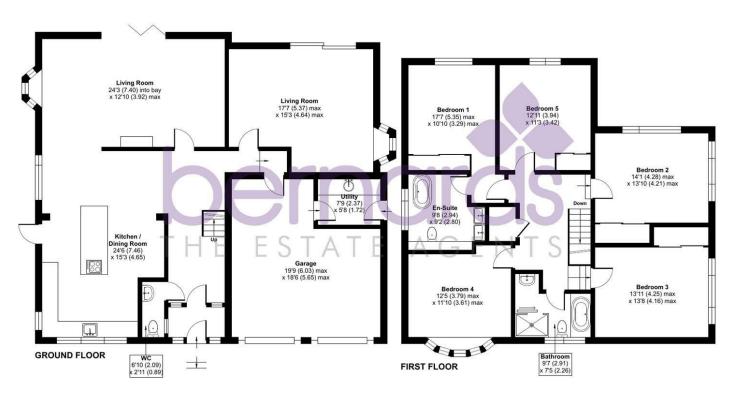
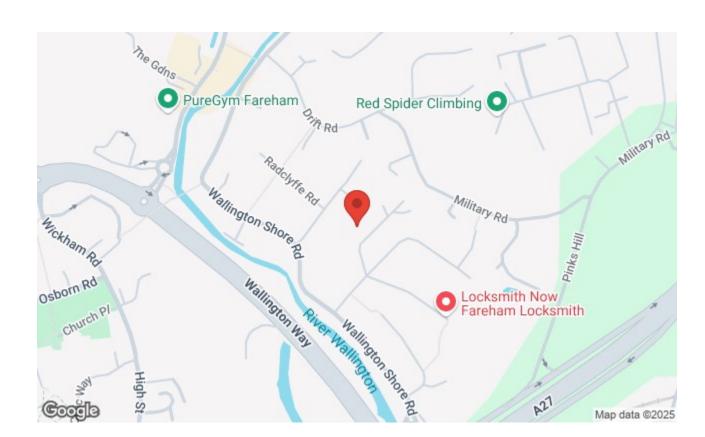
East Hill Close, Fareham, PO16

Approximate Area = 2261 sq ft / 210 sq m Garage = 360 sq ft / 33.4 sq m Total = 2621 sq ft / 243.4 sq m

For identification only - Not to scale



floor plan produced in accordance with RICS Property Measurement 2nd Edition, ncorporating International Property Measurement Standards (IPMS2 Residential). Produced for Bernards Estate and Letting Agents Ltd. REF; 1257049



79 High Street, Fareham, Hampshire, PO16 7AX t: 01329756500



Guide Price £825,000







HIGHLIGHTS

OVER 2,600 SQFT OF LIVING SPACE

CIRCA 0.25 ACRE PLOT

WALLINGTON VILLAGE

HARRISON AND CAMS HILL SCHOOL CATCHMENTS

DOUBLE GARAGE WITH LARGE DRIVEWAY

COMPLETELY REFURBISHED THROUGHOUT UNDERFLOOR HEATING ON THE GROUND

FLOOR

UTILITY ROOM

FIVE DOUBLE BEDROOMS WITH A SELECTION OF FITTED WARDROBES

ENSUITE WITH FREE STANDING BATH TUB

This beautifully renovated 5-bedroom home, set on a large plot of circa 0.25 acres, offers luxurious living in the heart of Wallington, a charming village on the outskirts of Fareham. Situated on a peaceful road, this property provides the perfect combination of privacy and convenience, with easy access to local amenities and excellent schools such as Harrison Primary and Cams Hill Secondary.

The property has been upgraded throughout, with extensive works that include a new cladding façade and two sleek electric garage doors, giving it a modern and contemporary look. The house has been reconfigured to create an expansive, open-plan living space, ideal for family living.

Upon entering, you are greeted by a spacious, lightfilled hallway that leads into a newly designed kitchen with integrated appliances, a large central island, and a dining area that flows seamlessly into the living space at the back of the house. Bi-folding doors open onto the garden, and a feature fireplace adds warmth to the room.

In addition to the main living area, there is a separate snug, perfect for a quiet retreat. The ground floor benefits from underfloor heating and features a large double garage with internal access, a utility room, and a downstairs WC.

Upstairs, the oak and glass staircase leads to a large landing where you'll find five generously sized double bedrooms, some with fitted wardrobes, offering ample space for a growing family. The master bedroom boasts a stunning ensuite, complete with a freestanding bath, while a stylish four-piece bathroom serves the other bedrooms. The slightly elevated position of the property provides beautiful views over the surrounding area.

The garden is a real highlight of the property, with a large expanse of lawn bordered by mature plants and shrubs. A newly laid porcelain patio extends the width to the rear of the property, with a large summer house to the side with potential as a home

Call today to arrange a viewing 01329756500 www.bernardsestates.co.uk







PROPERTY INFORMATION

KITCHEN DINER 24'5" x 15'3" (7.46 x 4.65)

LIVING ROOM 24'3" x 12'10" (7.40 x 3.92)

SNUG ROOM 17'7" x 15'2" (5.37 x 4.64)

UTILITY ROOM 7'9" x 5'7" (2.37 x 1.72)

DOUBLE GARAGE 19'9" x 18'6" (6.03 x 5.65)

BEDROOM ONE 17'6" x 10'9" (5.35 x 3.29)

ENSUITE 9'7" x 9'2" (2.94 x 2.80)

BEDROOM TWO 12'5" x 11'10" (3.79 x 3.61)

BEDROOM THREE 13'11" x 13'7" (4.25 x 4.16)

BEDROOM FOUR 14'0" x 13'9" (4.28 x 4.21)

BEDROOM FIVE 12'11" x 11'2" (3.94 x 3.42)

BATHROOM 9'6" x 7'4" (2.91 x 2.26)

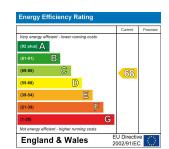
SOLICITORS

of supposedly cheaper on-line are buying and selling through. "conveyancing warehouse" style timely manner. Bernards can income, look no further! recommend several local firms of solicitors who have the necessary

If you are considering making an local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a



legal obligation to complete antimoney laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

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As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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services can be very difficult to If you're looking for advice on ignore but this is a route fraught borrowing power, what interest with problems that we strongly rates you are eligible for, urge you to avoid. A local, submitting an agreement in established and experienced principle, placing the full conveyancer will safeguard your mortgage application, and ways to interests and get the job done in a protect your health, home, and

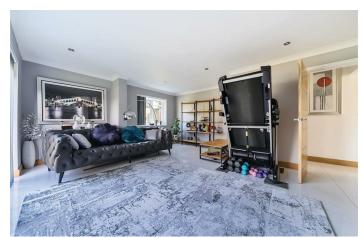
OFFER CHECK PROCEDURE

offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.











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