



**37 Queens Road, Waterloo**

Guide Price £875,000 Freehold



# 37 Queens Road

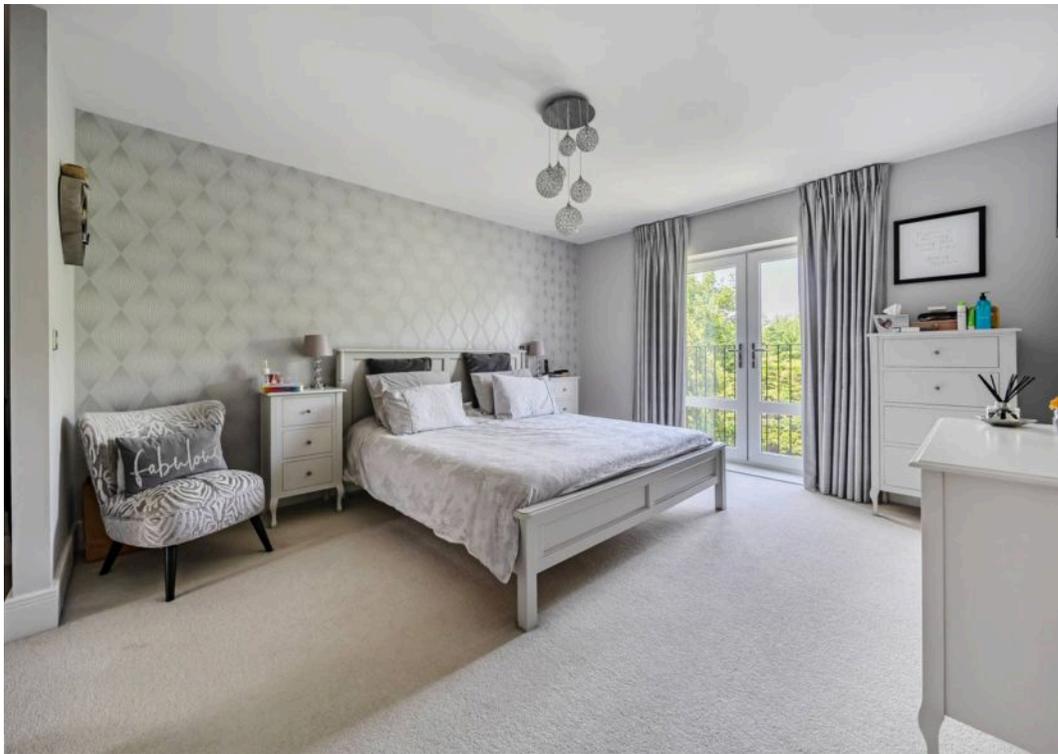
Waterlooville

- Beautifully Presented Four Bedroom Detached Family Home
- Two Reception Rooms
- Stylish Fitted Kitchen / Family/ Dining Area
- Utility Room
- Four Double Bedrooms With Dressing Room & En-suite To Bedroom One
- Bedroom Two With Fitted Wardrobes & En-suite
- Private Secure Garden With Patio Seating Area
- Garage & Drive Providing Ample Parking

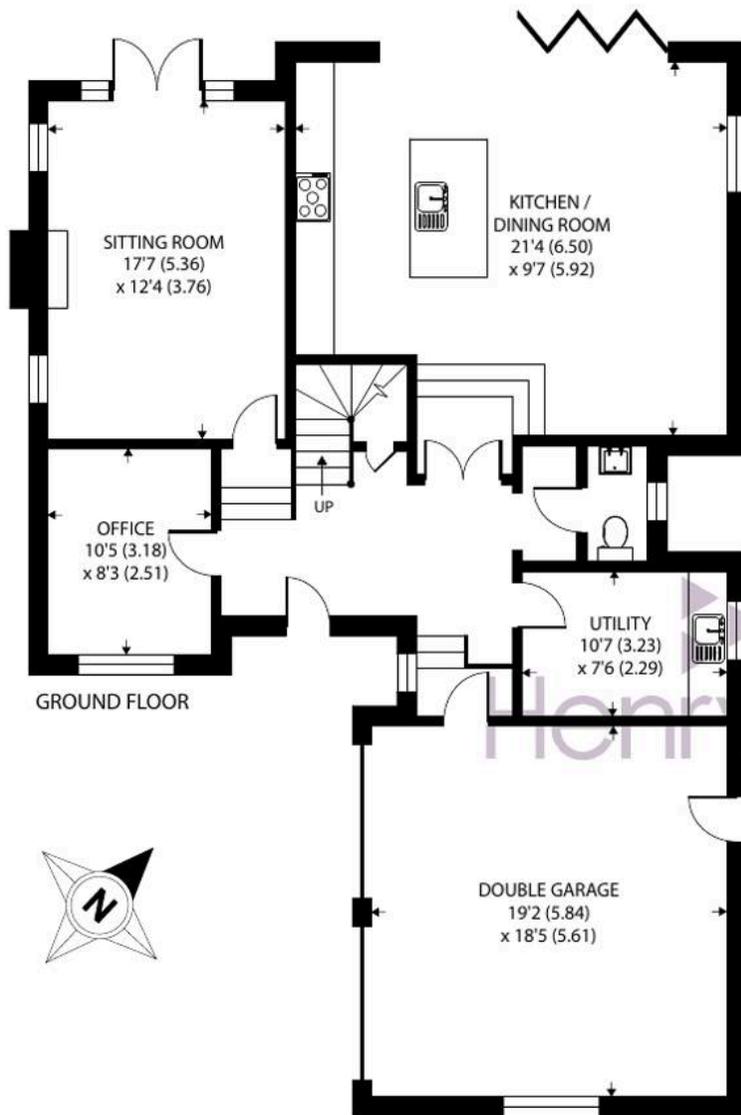
Nestled within a sought-after private road, this beautifully presented four-bedroom detached family home offers a haven of tranquillity and style. The property exudes a sense of contemporary elegance with its light and spacious entrance hall welcoming you into a world of versatile and flexible accommodation.

The ground floor boasts two reception rooms, and the heart of the home lies in the stylish fitted kitchen, designed with a modern family in mind. The open-plan kitchen/family/dining area is the perfect space for quality family time. A practical utility room completes this level. Upstairs you will find four generously proportioned double bedrooms, each offering a peaceful retreat. The primary bedroom features a dressing room and en-suite bathroom, providing a touch of luxury and privacy. Bedroom two is thoughtfully equipped with fitted wardrobes and an en-suite, catering to the needs of family members or guests. The remaining two bedrooms share access to a modern family bathroom.









## 37 Queens Road, Waterlooville

Approximate Area = 2345 sq ft / 217.8 sq m

Garage = 354 sq ft / 32.8 sq m

Total = 2699 sq ft / 250.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Henry Adams. REF: 1310425

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## Waterlooville

Outside, a private and secure garden provides a tranquil outdoor oasis. A patio seating area offers a delightful space for al fresco dining, entertaining, or simply basking in the serenity of nature. The property also benefits from a garage and drive, providing ample parking for multiple vehicles and convenient storage solutions.

### Location

The property is situated on one of Waterlooville's most desirable residential locations, close to the Queens Enclosure woodlands and Jubilee Park. You will find an excellent range of shops in Waterlooville itself and also Petersfield a few miles to the north. There is a twice weekly market in Petersfield held in The Square on Wednesday and Saturday. There are main line railway stations at Havant and Petersfield providing a service from Portsmouth to London Waterloo and the A3 bypass has improved access between the South Coast and London. Close by is a popular middle school, The Queens Enclosure. The number 37 bus runs hourly to either Havant or Petersfield and there is a regular bus service to Portsmouth.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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