

FOR SALE

Guide Price £680,000

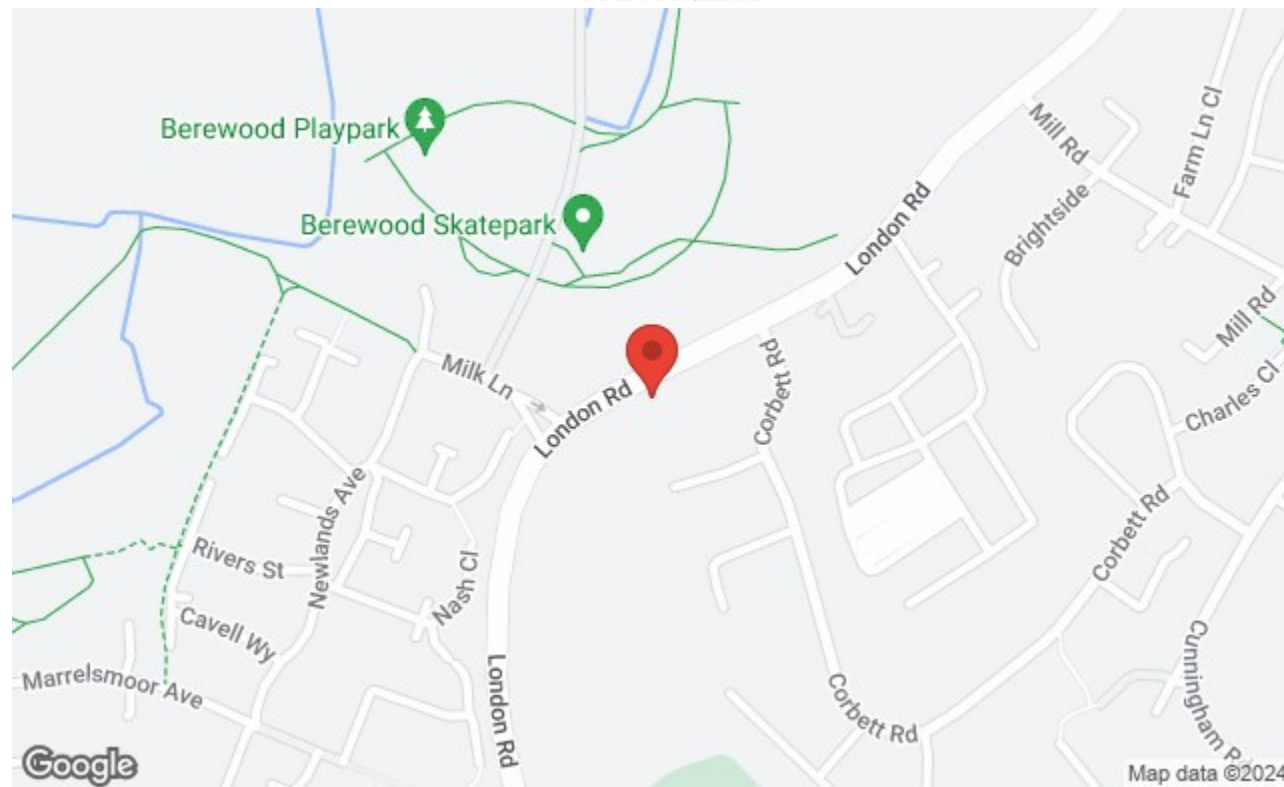
London Road, Waterlooville PO7 5ST

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 2592 sq.ft. (240.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



4 bedrooms, 1 bathroom, 3 reception rooms

HIGHLIGHTS

- FOUR/FIVE BEDROOMS
DETACHED
LARGE GATED DRIVEWAY
DOUBLE GARAGE & CARPORT
STUDY, GAMES ROOM AND UTILITY
TWO RECEPTION ROOMS
20FT CONSERVATORY
GARDEN BAR
26FT LOFT ROOM

We are delighted to introduce, a superb four/five bedroom detached property presented to the very highest standard. This property simply must be seen, it truly has the 'wow-factor', offering a versatile layout, making it perfect for a large family

Set back from the road, the property enjoys a very attractive and contemporary frontage, along with a substantial gated driveway, double garage and a sheltered car-port.

The ground floor is comprised of two traditional reception rooms, which are open plan to each other, creating a free-flowing entertaining space. The modern kitchen is accessed through the lounge and incorporates both modern appliances and units, with a central island. Moving through, the 20ft conservatory is located to the side of the home and is installed with blue-glass, meaning it is a fantastically usable space all year round. The conservatory also access to utility room and garden.

The garden is a superb space, with a raised patio area, impeccable lawn and garden bar/games room,

which is the ultimate addition for a family home.

The ground floor is completed by the games room and study, which is ideal for a family, as it could easily be used as a studio/annexe.

Moving upstairs, the property has a four bedrooms and the luxury four piece bathroom.

The loft space is perfect for easily accessible storage, yet measuring over 26ft, it offers future scope to convert into a bedroom.

The property also benefits from a state of the art CCTV and security system, along with a new roof and kitchen, making it a safe and future proof forever home for a family

You will struggle to find another property like this in the area, so we recommend booking a viewing!

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL
7'6" x 5'10" (2.29m x 1.78m)

LOUNGE
14'7" x 12'10" (4.45m x 3.91m)

DINING ROOM
11' x 7'11" (3.35m x 2.41m)

KITCHEN
14'8" x 13'7" (4.47m x 4.14m)

CONSERVATORY
8'2" x 20'2" (2.49m x 6.15m)

UTILITY
4'4" x 7'10" (1.32m x 2.39m)

GAMES ROOM
7'10" x 14'8" (2.39m x 4.47m)

STUDY
10'5" x 7'10" (3.18m x 2.39m)

W.C
2'5" x 6'6" (0.74m x 1.98m)

BEDROOM ONE
10'10" x 11'7" (3.30m x 3.53m)

BEDROOM TWO
9'4" x 11'4" (2.84m x 3.45m)

BEDROOM THREE
7'11" x 9'4" (2.41m x 2.84m)

BEDROOM FOUR
7'5" x 7'11" (2.26m x 2.41m)

BATHROOM
7'2" x 7'11" (2.18m x 2.41m)

LOFT
26' x 18'6" max (7.92m x 5.64m max)

GARDEN BAR
13'10" x 22'5" (4.22m x 6.83m)

GARAGE
15'3" x 14' (4.65m x 4.27m)

CAR PORT
16' x 13' (4.88m x 3.96m)

ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money 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

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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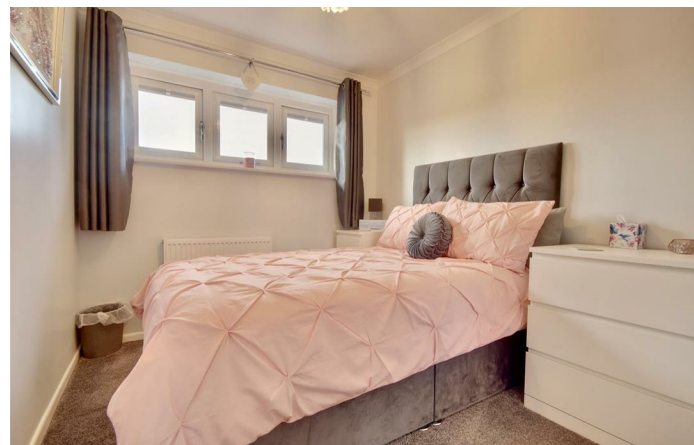
OFFER CHECK PROCEDURE - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank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

REMOVAL QUOTES

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.

SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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