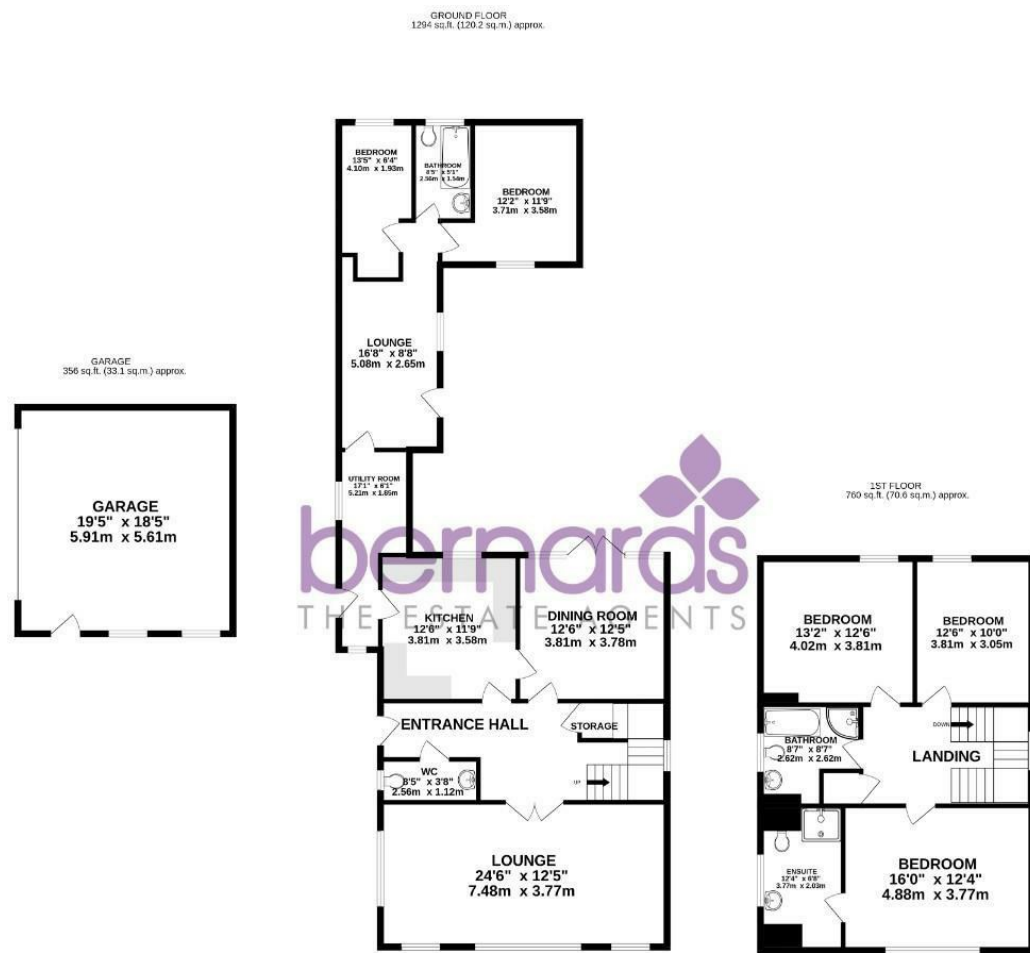


FOR SALE

Guide Price £625,000

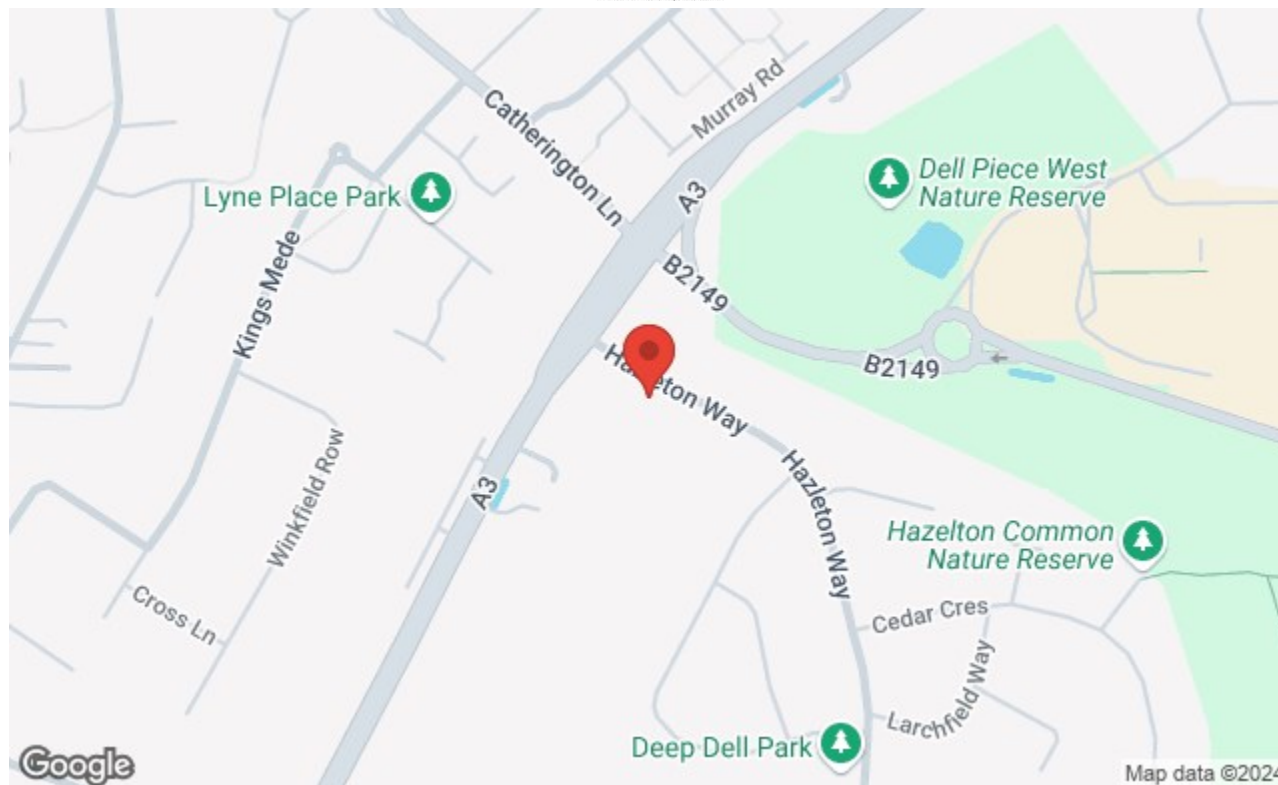
Hazleton Way, Waterlooville PO8 9EB

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 2410 sq.ft. (223.9 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 ©2024



5 3 3

HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ DETACHED
- ❖ TWO BEDROOM ANNEXE
- ❖ WRAP AROUND GARDEN
- ❖ DOUBLE GARAGE AND CARPORT
- ❖ SPACIOUS DRIVEWAY
- ❖ VERSATILE LAYOUT
- ❖ PERFECT FOR LARGE FAMILIES
- ❖ HAZLETON ESTATE
- ❖ FIVE BEDROOMS

Welcome to Hazleton Way, Waterlooville - a stunning property that offers the perfect blend of space, comfort, and convenience. This detached house boasts an impressive 2,410 sq ft of living space, including a combined three reception rooms and four spacious bedrooms, providing ample room for all your needs.

One of the standout features of this property is the annexe, comprising two bedrooms, a bathroom and a living room, offering versatility and additional living space for guests, extended family, or even as a potential rental opportunity.

Parking will never be an issue with space for up to five vehicles including a double garage and car port, making hosting gatherings or having multiple cars a breeze. The generous plot size provides plenty of outdoor space for gardening enthusiasts, children to play, or for simply enjoying the fresh air in a tranquil setting.

Located in a desirable area, this property offers not just a house, but a home in a prime location. Whether you're looking for a peaceful retreat or a place to entertain friends and family, this property ticks all the boxes. Don't miss out on the opportunity to make this house your home - book a viewing today at Hazleton Way!

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

MAIN BUILDING

ENTRANCE HALL

24'6" x 8'8" (7.47m x 2.64m)

LOUNGE

24'6" x 12'5" (7.47m x 3.78m)

DINING ROOM

12'6" x 12'5" (3.81m x 3.78m)

KITCHEN

12'6" x 11'9" (3.81m x 3.58m)

W.C

8'5" x 3'8" (2.57m x 1.12m)

BEDROOM ONE

16' x 12'4" (4.88m x 3.76m)

ENSUITE

6'8" x 12'4" (2.03m x 3.76m)

BEDROOM TWO

13'2" x 12'6" (4.01m x 3.81m)

BEDROOM THREE

10' x 12'6" (3.05m x 3.81m)

BATHROOM

8'7" x 8'7" (2.62m x 2.62m)

ANNEXE

UTILITY

17'1" x 6'1" (5.21m x 1.85m)

LOUNGE

8'8" x 16'8" (2.64m x 5.08m)

BEDROOM ONE

11'9" x 12'2" (3.58m x 3.71m)

BEDROOM TWO

13'5" x 6'4" (4.09m x 1.93m)

BATHROOM

8'5" x 5'1" (2.57m x 1.55m)

GARAGE

18'5" x 19'5" (5.61m x 5.92m)

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!

COUNCIL TAX BAND E

OFFER CHECK PROCEDURE -

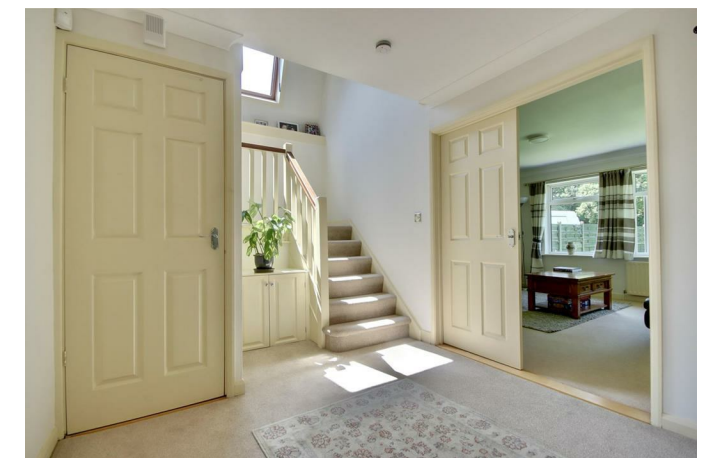
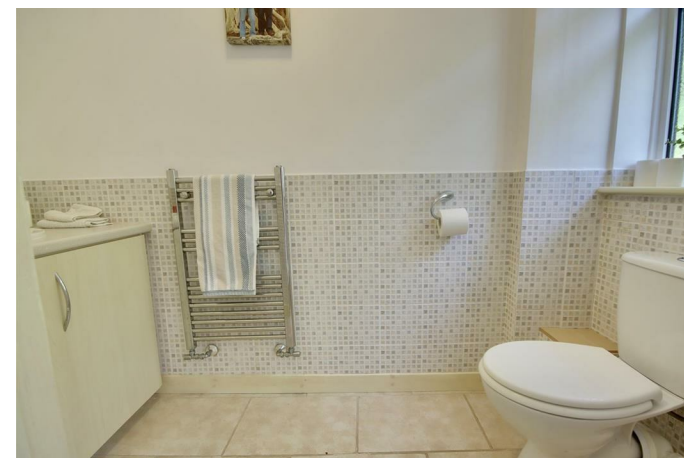
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	74
EU Directive 2002/91/EC	
England & Wales	

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