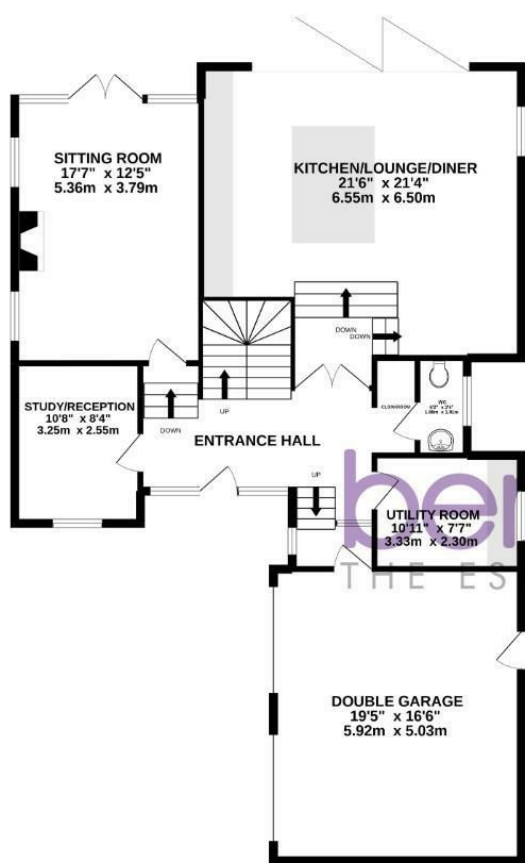


GROUND FLOOR
1314 sq.ft. (122.0 sq.m.) approx.



1ST FLOOR
1217 sq.ft. (113.1 sq.m.) approx.



TOTAL FLOOR AREA : 2531 sq.ft. (235.1 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.
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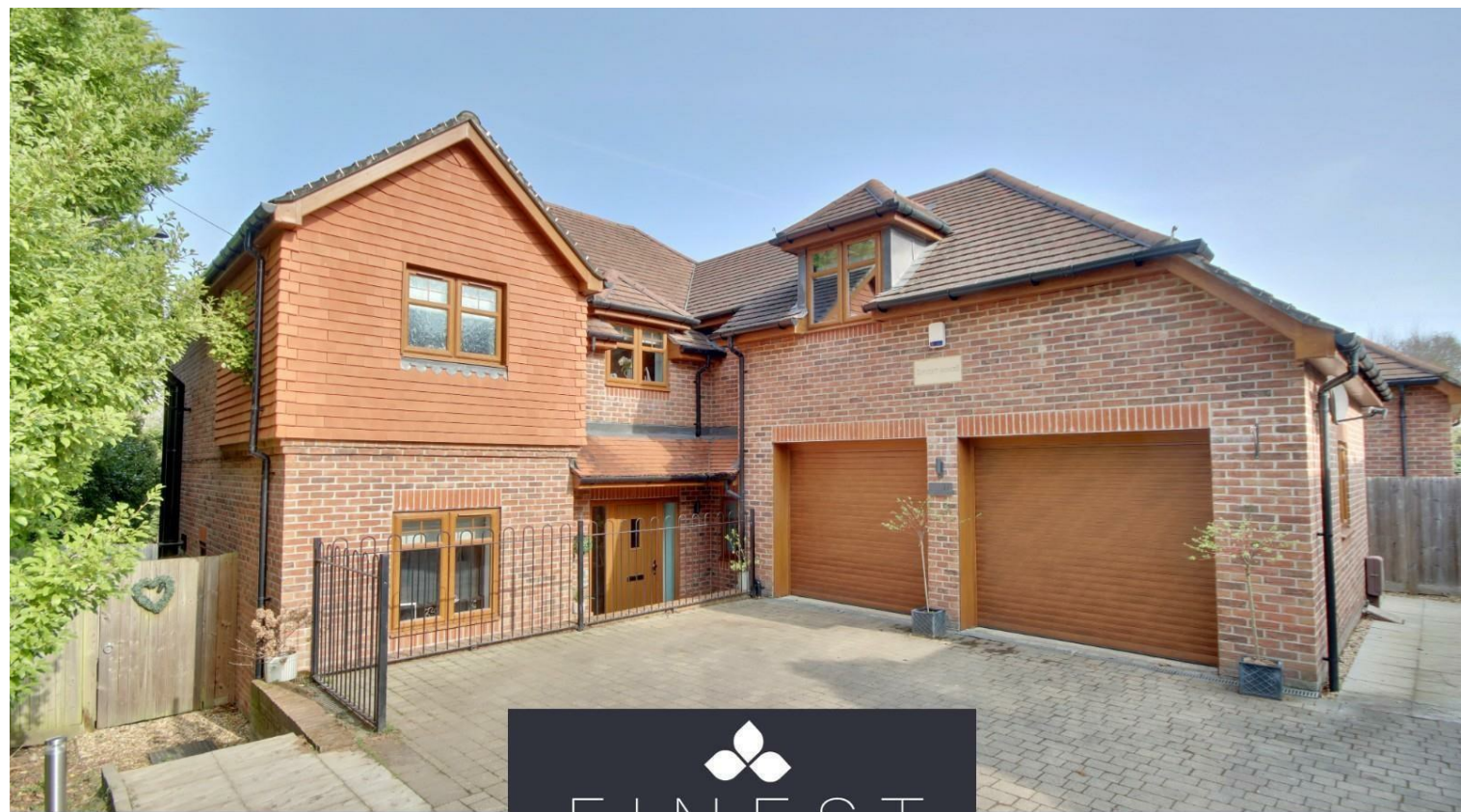


Nelson House 47 London Road, Waterloo, Hants, PO7 7EX
t: 02392 232 888



Guide Price £895,000

Queens Road, Waterlooville PO7 7SB



HIGHLIGHTS

- ❖ PRESTIGE FAMILY HOME
- ❖ DETACHED
- ❖ FOUR DOUBLE BEDROOMS
- ❖ THREE BATHROOMS
- ❖ THREE RECEPTIONS
- ❖ DOUBLE GARAGE
- ❖ GATED DRIVEWAY
- ❖ PRIVATE ROAD
- ❖ BUILT IN 2015
- ❖ A MUST VIEW

EXECUTIVE FOUR BEDROOM DETACHED HOME ON A PRIVATE ROAD

Bernards Finest are delighted to welcome to the sales market, this spectacular four bedroom detached house, in the highly sought after location of Queens Road, an exclusive private road.

The property offers a large gated driveway in addition to integral double garage offering excellent practicality for a family!

Built in 2015, with just one owner from new, this luxury home would be ideal for large families with the size and facilities on offer.

As you enter the property, you have a spacious entrance hallway, which is the ideal space to store coats and shoes and is a fantastic welcome to the home.

Moving through, you have a 17ft sitting room, which has bespoke shutter blinds, a log burner and patio doors onto the garden.

Moving into the luxury kitchen/lounge/diner, it is finished to a fantastic high standard with integrated appliances and a large central island, with further space for a large dining table. The room is completed by beautiful bi-folding doors, which creates the perfect entertaining space. The ground floor is continued by the large utility/laundry room, w.c and access into the double garage.

Completing the ground floor is the additional reception room/study.

The landscaped rear garden is a wonderfully private space, with a generous lawn, raised patio and hot-tub area.

Moving to the first floor, you have four bedrooms, all of which are double in size, with bedrooms one and two boasting ensuite bathrooms. Completing the first floor is the large, four-piece family bathroom.

It is rare that a property should come available in this sought after location, twinning that with its fantastic level of finish and size, we strongly recommend booking an early viewing to avoid disappointment

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



PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER

21'4" x 21'6" (6.50m x 6.55m)

SITTING ROOM

17'7" x 12'5" (5.36m x 3.78m)

STUDY/RECEPTION

8'4" x 10'8" (2.54m x 3.25m)

UTILITY ROOM

10'11" x 7'7" (3.33m x 2.31m)

CLOAKROOM

2'11" x 6'2" (0.89m x 1.88m)

W.C

3'4" x 6'2" (1.02m x 1.88m)

MASTER BEDROOM

12'5" x 17'7" (3.78m x 5.36m)

DRESSING AREA

8'4" x 4'7" (2.54m x 1.40m)

ENSUITE

7'7" x 9'1" (2.31m x 2.77m)

BEDROOM TWO

10'6" x 19'2" into bay (3.20m x 5.84m into bay)

ENSUITE

6'5" x 6' (1.96m x 1.83m)

BEDROOM THREE

16'6" x 15'7" (5.03m x 4.75m)

BEDROOM FOUR

11'3" x 15'3" into bay (3.43m x 4.65m into bay)

FAMILY BATHROOM

11' x 7'7" (3.35m x 2.31m)

DOUBLE GARAGE

19'5" x 16'6" (5.92m x 5.03m)

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 G

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
85	90

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

EU Directive 2002/91/EC
England & Wales

Scan here to see all our properties for sale and rent



Call today to arrange a viewing
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