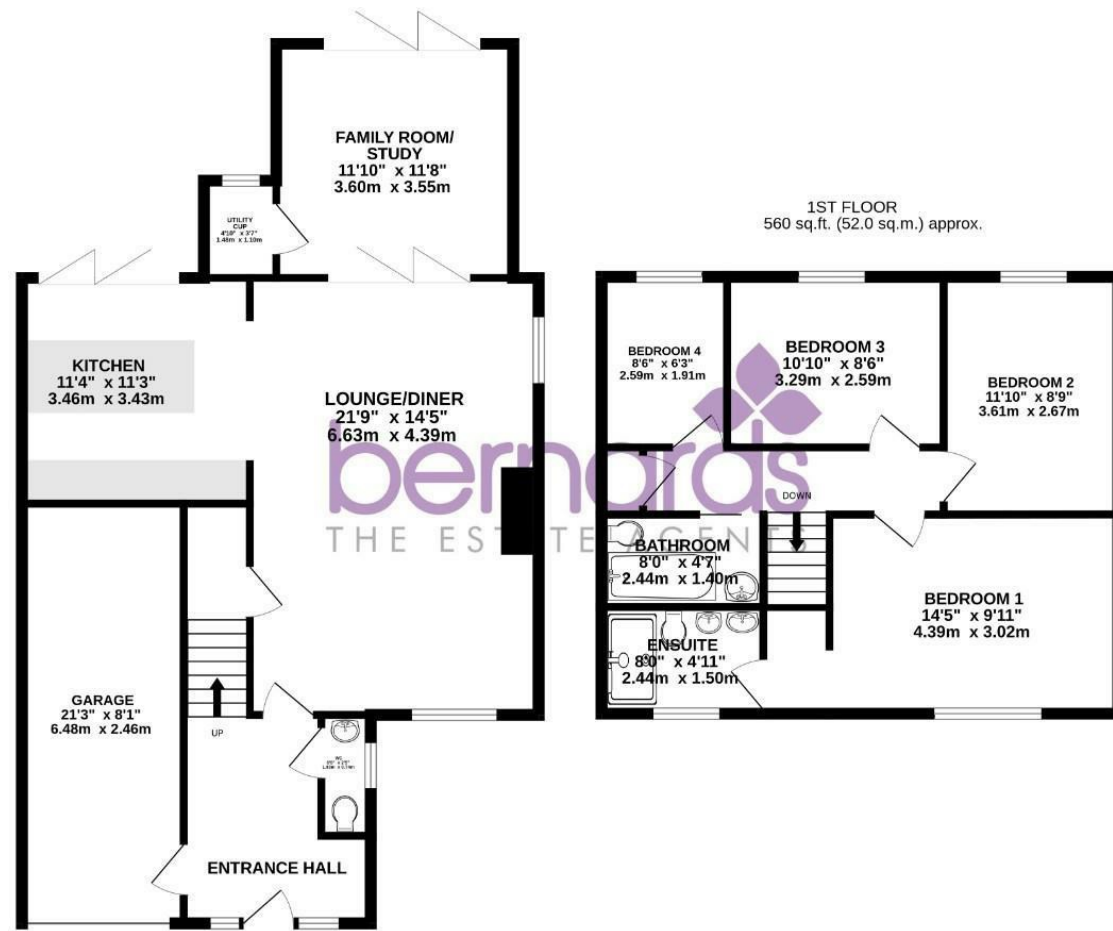


GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 1449 sq.ft. (134.6 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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Offers In Excess Of £450,000

Hazleton Way, Waterlooville PO8 9DZ



NO CHAIN

HIGHLIGHTS

- ❖ NO CHAIN
- ❖ FOUR BEDROOMS
- ❖ DETACHED
- ❖ OFF ROAD PARKING
- ❖ INTEGRAL GARAGE
- ❖ LARGE REAR GARDEN
- ❖ SOUGHT AFTER LOCATION
- ❖ TWO RECEPTIONS
- ❖ TWO BATHROOMS
- ❖ A MUST VIEW

Welcome to Hazleton Way, Waterlooville - an ideal location for this stunning detached house. This beautifully refurbished and extended family home boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living.

As you arrive, you'll be greeted by a large driveway offering parking for up to 4 vehicles, ensuring convenience for you and your guests. The integral garage provides additional space and storage options, catering to all your needs.

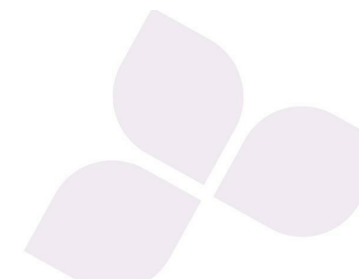
Step inside to discover the modern ensuite

attached to the master bedroom, offering a touch of luxury and privacy. The spacious layout of this property is perfect for families, providing everyone with their own space to relax and unwind.

The highlight of this property is the large rear garden, complete with an outbuilding, offering endless possibilities for outdoor activities, gardening, or simply enjoying the fresh air. Imagine summer barbecues or children playing in this expansive outdoor space - the potential is truly exciting.

This property on Hazleton Way is an ideal choice for families seeking a comfortable and spacious home in a desirable location.

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

LOUNGE/DINER

21'9" x 14'5" (6.63m x 4.39m)

STUDY/FAMILY ROOM

11'10" x 11'8" (3.35m x 3.56m)

KITCHEN

11'4" x 11'3" (3.45m x 3.43m)

UTILITY CUPBOARD

3'7" x 4'10" (1.09m x 1.47m)

W.C

6'x 2'5" (1.83m x 0.74m)

BEDROOM ONE

9'11" x 14'5" (3.02m x 4.39m)

ENSUITE

8' x 4'11" (2.44m x 1.50m)

BEDROOM TWO

8'9" x 11'10" (2.67m x 3.61m)

BEDROOM THREE

10'10" x 8'6" (3.30m x 2.59m)

BEDROOM FOUR

6'3" x 8'6" (1.91m x 2.59m)

BATHROOM

8' x 4'7" (2.44m x 1.40m)

GARAGE

21'3" x 8'1" (6.48m x 2.46m)

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
(81-91) B	
(69-80) C	
(55-68) D	
(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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