

FOR SALE

Guide Price £375,000

Chervil Close, Waterlooville PO8 0DZ

bernards THE ESTATE AGENTS

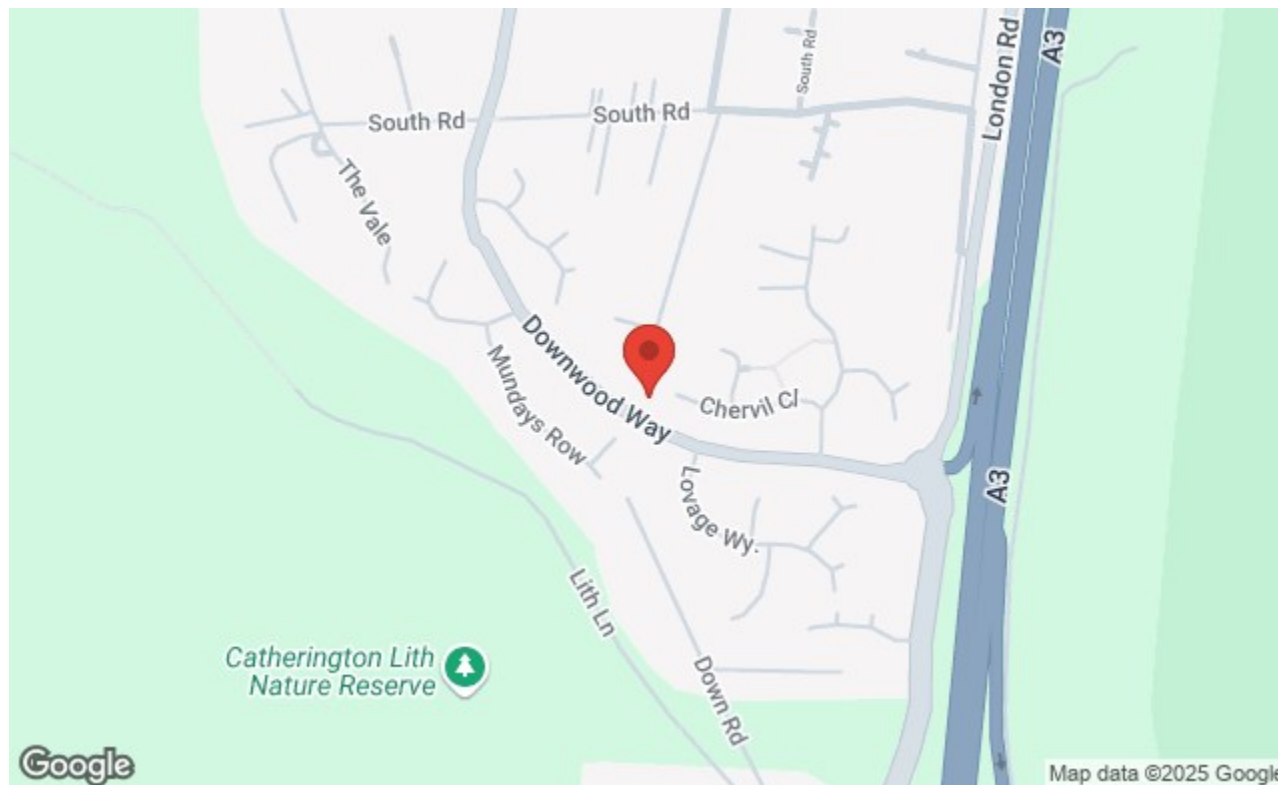
GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.1 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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### HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ DETACHED
- ❖ CUL-DE-SAC
- ❖ GARAGE
- ❖ LARGE REAR GARDEN
- ❖ DRIVEWAY
- ❖ TWO RECEPTION ROOMS
- ❖ AMPLE STORAGE
- ❖ PERFECT FOR FAMILIES
- ❖ EPC RATING D

Welcome to Chervil Close, Horndean - a central location for this delightful three-bedroom detached home. Situated in a popular and requested cul-de-sac, this property offers a unique layout that sets it apart from the rest.

As you step inside, you'll be greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property boasts three bedrooms, ideal for a growing family or those in need of a home office space.

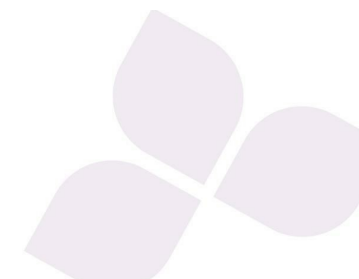
The potential to extend (STPP) opens up exciting possibilities for customising

this already impressive home to suit your needs perfectly.

Outside, you'll find a front driveway and garage, a sought-after feature in this area. The large rear garden is a hidden gem, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air in your own private sanctuary.

Don't miss out on the opportunity to own a piece of this desirable area - book a viewing today and start envisioning the endless potential that this property holds for you and your family.

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

15'10" x 13'1" (4.83m x 3.99m)

## DINING ROOM

9' x 9'9" (2.74m x 2.97m)

## KITCHEN

9'10" x 9'9" (3.00m x 2.97m)

## W.C

2'7" x 6'9" (0.79m x 2.06m)

## BEDROOM ONE

13'2" x 9'11" (4.01m x 3.02m)

## BEDROOM TWO

9'2" x 9'10" (2.79m x 3.00m)

## BEDROOM THREE

9'10" x 6'9" (3.00m x 2.06m)

## BATHROOM

7'7" x 5'6" max (2.31m x 1.68m max)

## GARAGE

8'3" x 16'3" (2.51m x 4.95m)

## 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

## COUNCIL TAX BAND D

## 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.

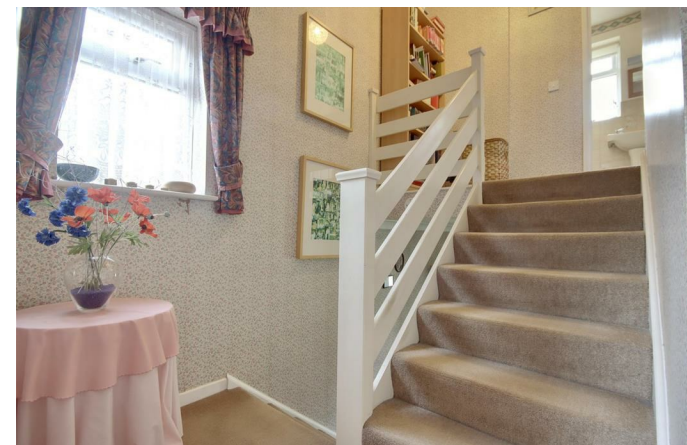
## SOLICITOR

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.

## 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!



Energy Efficiency Rating	
Current	Potential
	83
	67
<small>Very energy efficient - lower running costs</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small> <small>England &amp; Wales</small>	



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