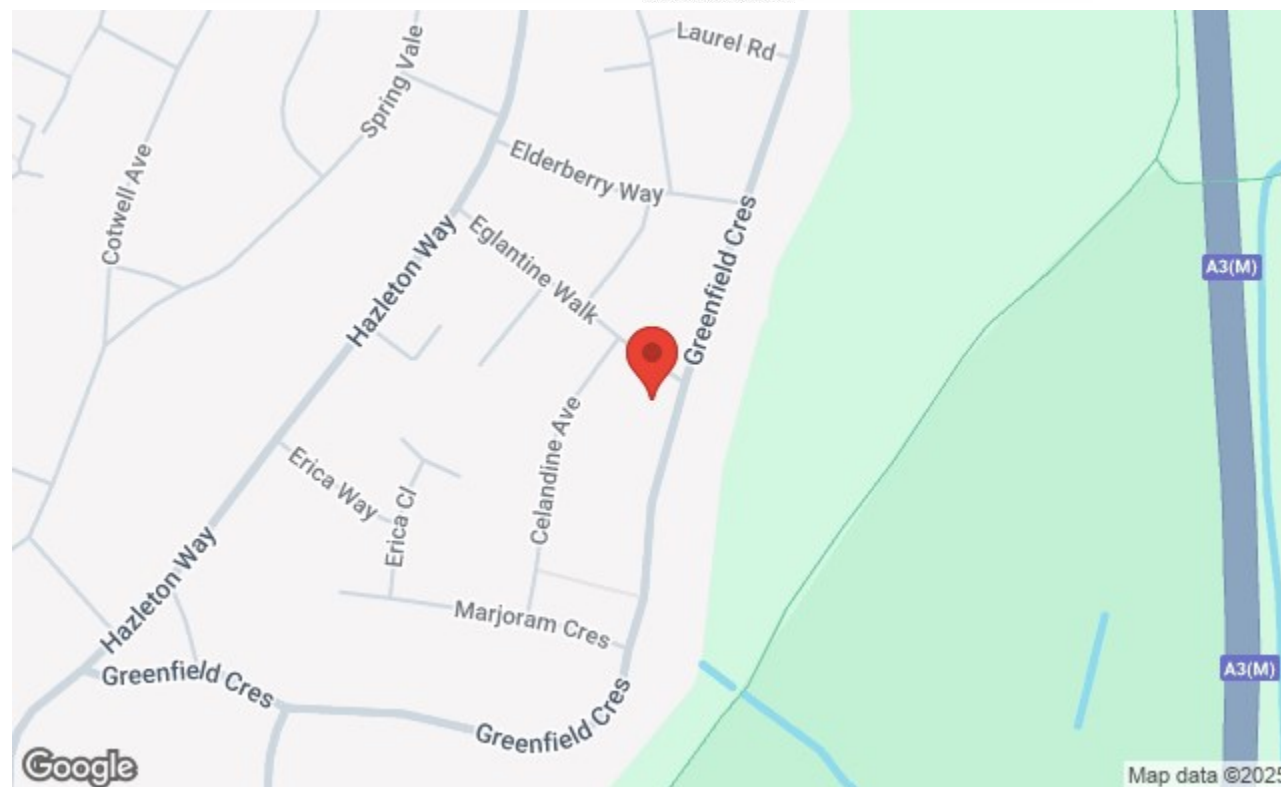


TOTAL APPROX. FLOOR AREA 1166 SQ.FT. (108.3 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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, Waterloooville, Hants, PO7 7EX
 t: 02392 232 888



Guide Price £475,000

Greenfield Crescent, Waterloooville PO8 9EL

bernards
 THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FOUR BEDROOM DETACHED BUNGALOW
- ❖ CORNER PLOT
- ❖ OFF ROAD PARKING
- ❖ DOUBLE GARAGE
- ❖ WRAP AROUND GARDEN
- ❖ IMMACUALTE THROUGHOUT
- ❖ SPACIOUS GARDEN
- ❖ TWO RECEPTION ROOMS
- ❖ IDEAL FOR FAMILIES
- A MUST SEE

Bernards Waterloooville is excited to present this spacious four-bedroom detached bungalow, located in the highly sought-after area of Cowplain.

This property offers an abundance of space, including a detached double garage and ample off-road parking for multiple vehicles, making it an ideal family home.

Upon entering, you'll find two generously-sized lounges, providing the perfect setting for entertaining guests. The home also features a well-equipped kitchen, four bedrooms with built-in storage for added convenience, as well as a modern

shower room and a bathroom with a corner bath.

The detached double garage adds even more functionality, and the surrounding garden, which wraps around three sides of the property, offers various areas perfect for both children to play and adults to unwind, making it an ideal space for family life.

This delightful property presents an excellent opportunity for family living, and we highly recommend arranging an early viewing to avoid missing out on this wonderful home.

Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

MORTGAGE SERVICE

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

COUNCIL TAX BAND - E

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

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!

LOUNGE/DINER

19'4" x 10'2" (5.9 x 3.1)

KITCHEN

18'4" x 11'5" (5.6 x 3.5)

BEDROOM 1

16'4" x 8'2" (5.0 x 2.5)

BEDROOM 2

12'1" x 8'6" (3.7 x 2.6)

BEDROOM 3

8'10" x 7'10" (2.7 x 2.4)

BEDROOM 4

11'9" x 10'2" (3.6 x 3.1)

LOUNGE

18'8" x 13'5" (5.7 x 4.1)

BATHROOM

8'10" x 7'10" (2.7 x 2.4)



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) 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



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