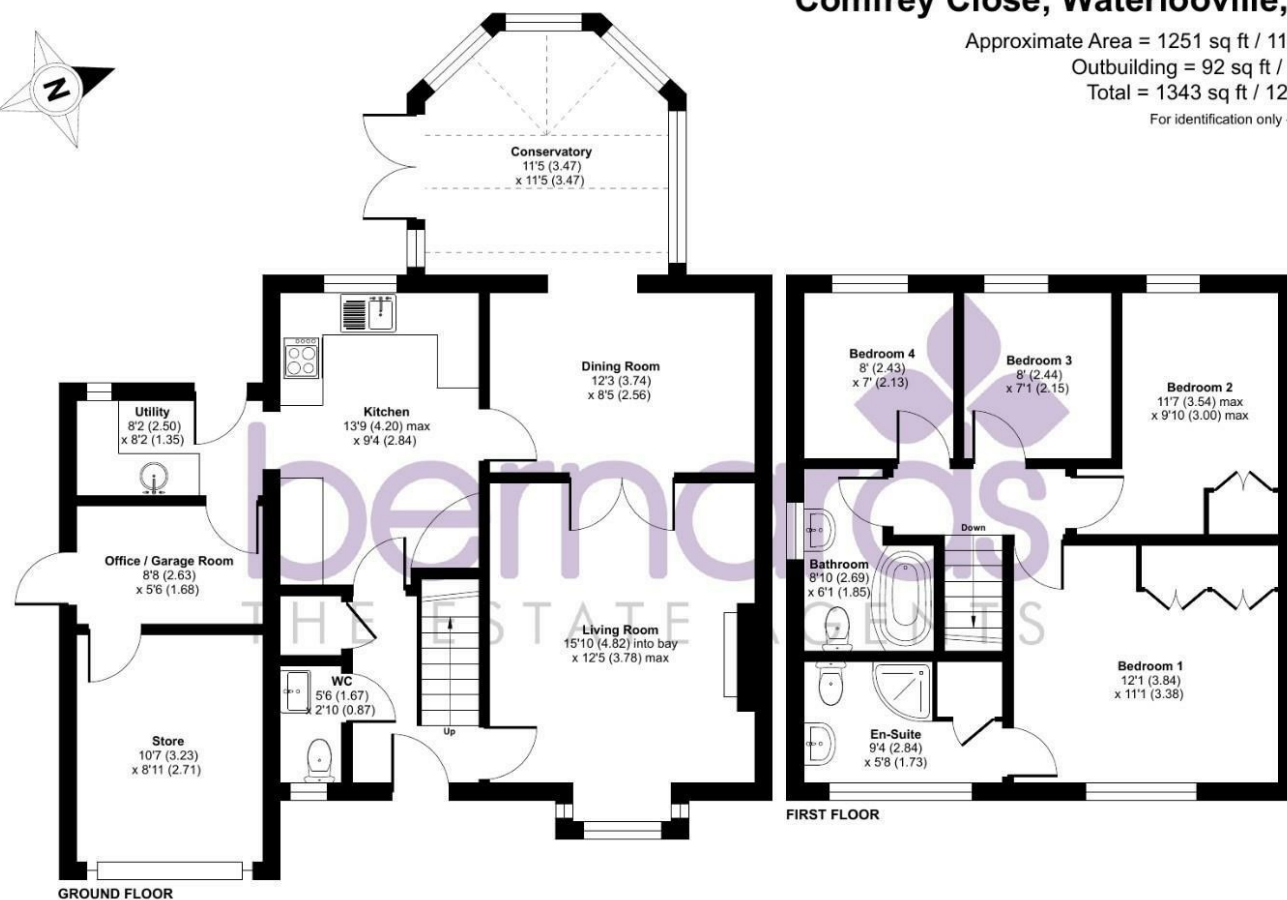


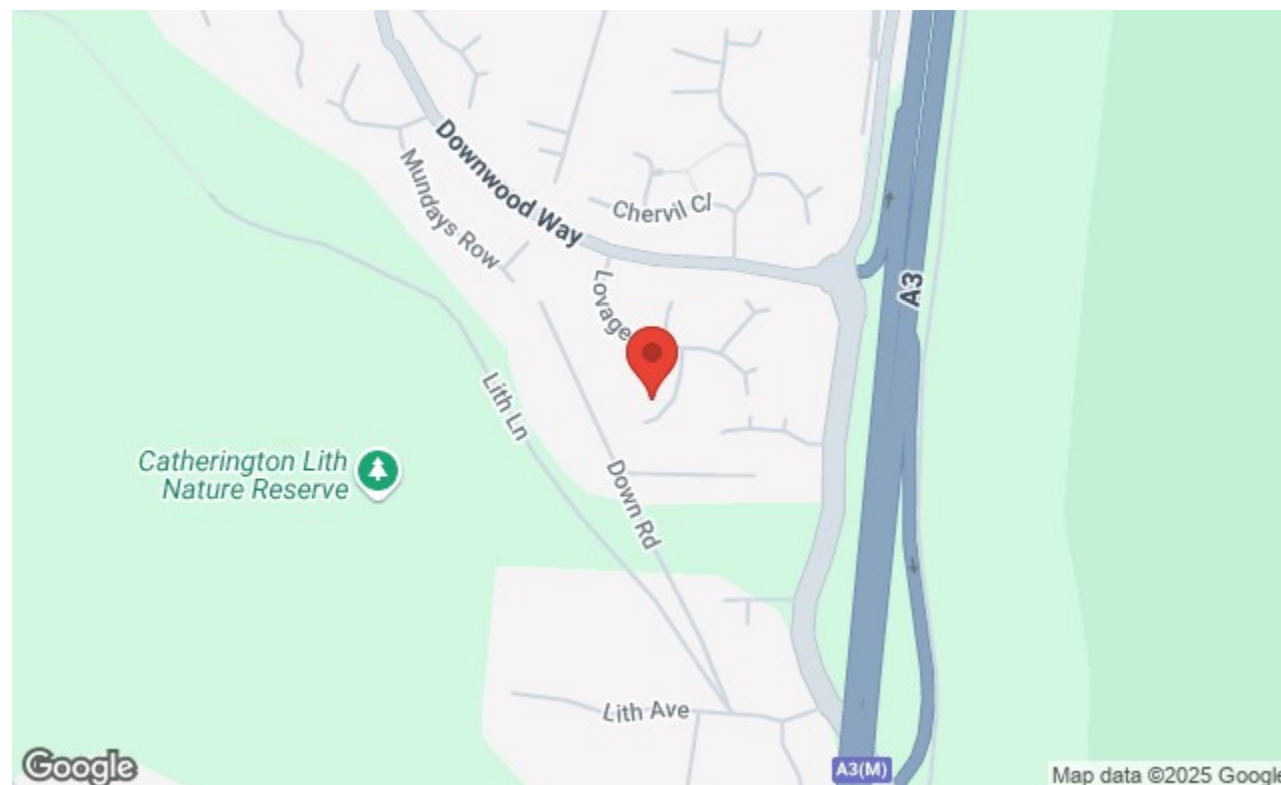


## Comfrey Close, Waterlooville, PO8

Approximate Area = 1251 sq ft / 116.2 sq m  
Outbuilding = 92 sq ft / 8.5 sq m  
Total = 1343 sq ft / 124.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1263551



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



Guide Price £475,000

Comfrey Close, Waterlooville PO8 0JQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- FOUR BEDROOMS
- DETACHED
- CLOSE PROXIMITY TO CATHERINGTON LITH
- UTILITY ROOM
- GROUND FLOOR W.C
- ENSUITE TO MAIN BEDROOM
- PERFECT FAMILY HOME
- OFF ROAD PARKING
- CUL-DE-SAC
- VIEWING ADVISED

We are delighted to welcome to the sales market Comfrey Close, Waterlooville, this beautifully presented detached house offers a perfect blend of comfort and style. Spanning an impressive 1,343 square feet, the property boasts four spacious bedrooms, making it an ideal family home.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The kitchen is a modern finish with access to the utility room. The well-appointed bathroom caters to the needs of the household, ensuring convenience for all.

One of the standout features of this property is the off-road parking, which adds to the ease of daily living. The good-sized garden is a delightful outdoor space, perfect for children to play, gardening enthusiasts, or simply enjoying a peaceful afternoon in the sun.

Situated in a quiet location, this home offers a serene environment while still being conveniently close to local amenities. Whether you are looking for a family residence or a peaceful retreat, this property is sure to impress. Do not miss the opportunity to make this charming house your new home.

Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LIVING ROOM**  
15'12" x 12'5" (4.57m x 3.78m)

**KITCHEN**  
13'8" x 9'4" (4.17m x 2.84m)

**W.C**  
5'5" x 2'10" (1.67 x 0.87)

**CONSEVATORY**  
11'4" x 11'4" (3.47 x 3.47)

**BEDROOM ONE**  
12'7" x 11'1" (3.84 x 3.38)

**BEDROOM TWO**  
11'7" x 9'10" (3.54 x 3.00)

**BEDROOM THREE**  
8'0" x 7'0" (2.44 x 2.15)

**BEDROOM FOUR**  
7'11" x 6'11" (2.43 x 2.13)

**EN-SUITE**  
9'3" x 5'8" (2.84 x 1.73)

**BATHROOM**  
8'9" x 6'0" (2.69 x 1.85)

**STORE**  
10'7" x 8'10" (3.23 x 2.71)

**OFFICE/GARAGE ROOM**  
8'7" x 5'6" (2.63 x 1.68)

**UILITY**  
8'2" x 4'5" (2.50m x 1.35m)

**DINNING ROOM**  
12'3" x 8'5" (3.73m x 2.57m)

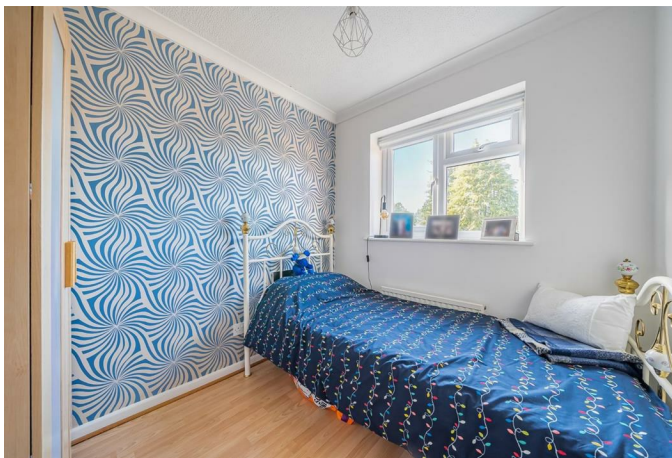
**COUNCIL TAX BAND**  
The local authority is Havant borough council.  
BAND : YEARLY £:  
MONTHLY £:

**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.

**OFFER CHECK**  
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with you local office so we can verify your financial/Mortgage situation.

**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!



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



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