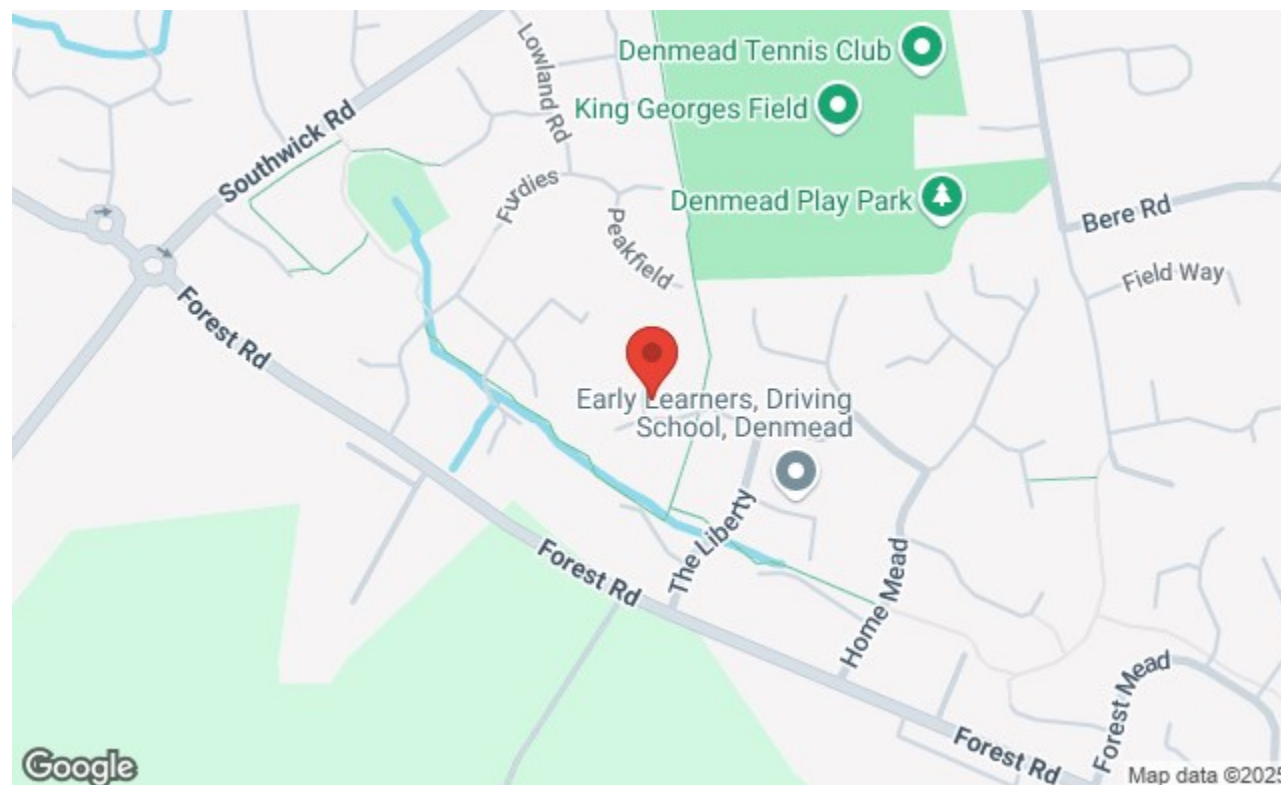


TOTAL FLOOR AREA: 1630 sq.ft. (151.4 sq.m.) approx.

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, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888



Offers In Excess Of £530,000

The Willows, Denmead PO7 6YB

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ EXTENDED FAMILY HOME
- ❖ DETACHED
- ❖ STUNNING KITCHEN/DINER
- ❖ LUXURY MASTER SUITE
- ❖ MODERN LAYOUT
- ❖ CUL-DE-SAC
- ❖ TWO BATHROOMS
- ❖ DRIVEWAY PLUS GARAGE
- ❖ IDEAL FOR FAMILIES
- ❖ DENMEAD LOCATION

**\*\*\*BEAUTIFUL EXTENDED, DETACHED PROPERTY IN DENMEAD\*\***

A fantastic opportunity to purchase this beautifully presented four bedroom detached house in a highly sought after cul-de-sac in Denmead.

The property has benefitted from a complete refurbishment by the current owners, including a double storey and rear extension which now gives the house a fantastic kitchen/lounge/diner and master suite with feature vaulted ceilings.

The ground floor consists of a front aspect lounge, W.C and large

kitchen/lounge/diner with bifold doors opening onto the rear garden. On the first floor you have four bedroom, all of which are flooded with natural light and of a good size especially the master suite which includes ensuite. The family bathroom completes the accommodation.

The West facing private garden is an excellent space for entertaining and is laid to lawn and patio, to the front you have parking for two cars and access to the integral garage.

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





# PROPERTY INFORMATION

## COUNCIL TAX BAND

The local authority is Winchester City Council.  
BAND : E

## 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.

## 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!

## 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.

## KITCHEN/LOUNGE/DINER

25'11" x 19'3" (7.92 x 5.88)

## UTILITY ROOM

11'3" x 5'0" (3.43 x 1.53)

## SNUG

11'3" x 8'11" (3.45 x 2.72)

## BEDROOM

20'4" x 14'1" (6.22 x 4.31)

## BEDROOM

13'6" x 8'1" (4.14 x 2.47)

## BEDROOM

12'3" x 11'1" (3.74 x 3.40)

## BEDROOM

9'5" x 8'7" (2.89 x 2.62)

## BATHROOM

8'10" x 6'3" (2.70 x 1.92)

## EN-SUITE

7'10" x 5'10" (2.39 x 1.79)



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



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