



Chervil Close, Waterlooville, PO8

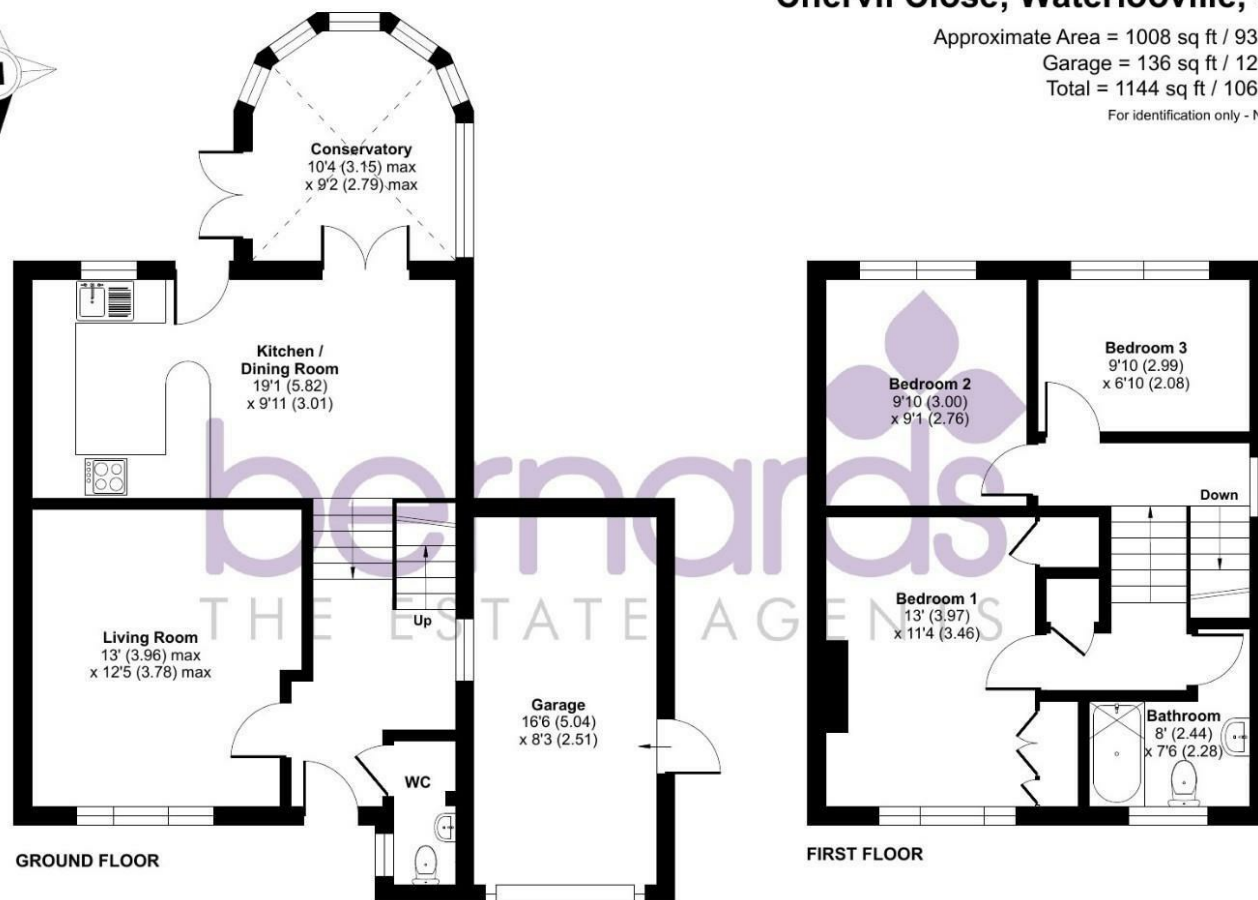
Approximate Area = 1008 sq ft / 93.6 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 1144 sq ft / 106.2 sq m
For identification only - Not to scale



Guide Price £400,000

Chervil Close, Waterlooville PO8 0DZ

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THE ESTATE AGENTS



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: 1280810



HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ ONE BATHROOM
- ❖ DETACHED HOUSE
- ❖ SEPERATE RECEPTION ROOM
- ❖ SOUTH-FACING GARDEN
- ❖ LARGE DRIVEWAY
- ❖ GARAGE
- ❖ PERFECT FOR FAMILIES
- ❖ CUL-DE-SAC
- ❖ A MUST VIEW

This charming detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,197 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

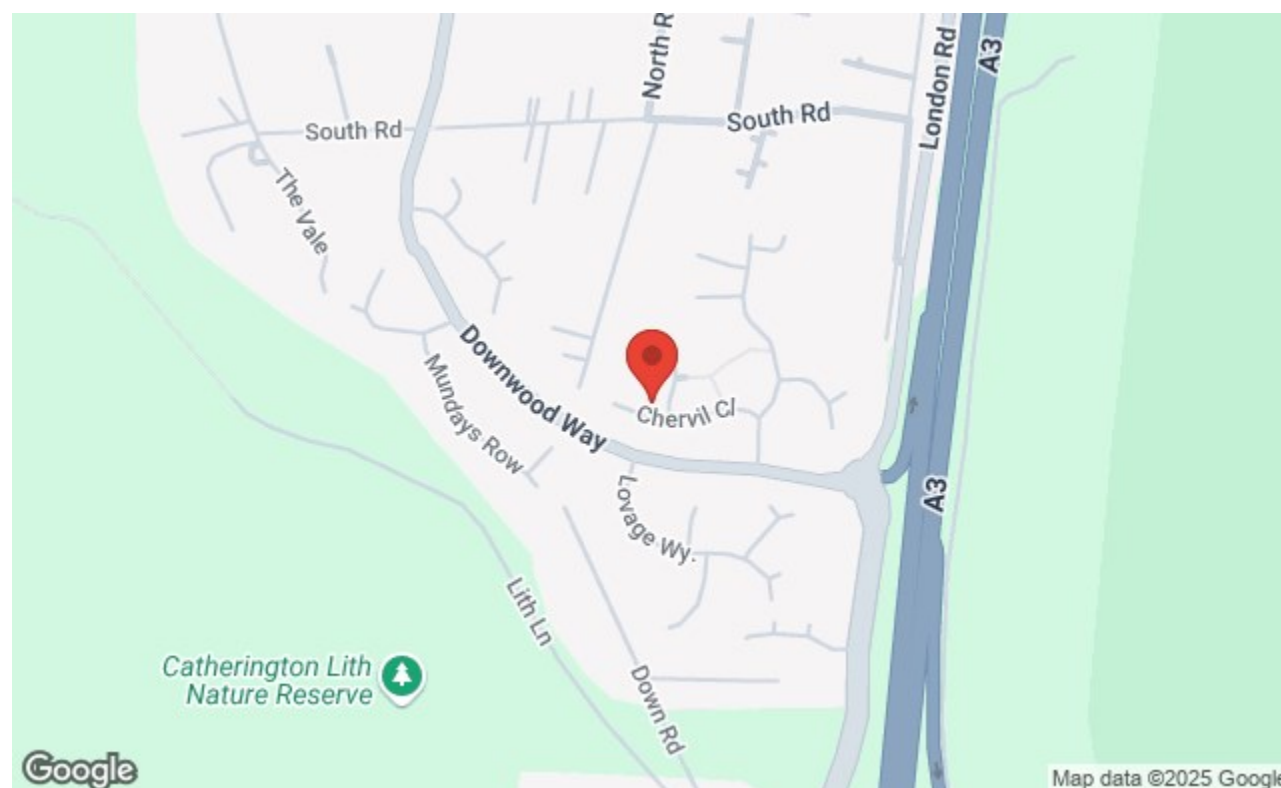
Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas. The property also features a well-appointed family bathroom, with additional downstairs W/C, catering to the needs of modern living.

One of the standout features of this home is the ample off-road parking, accommodating up to four vehicles, which is a rare find in the area. Additionally, the property includes a garage,

providing further convenience for storage or vehicle protection.

Chervil Close is situated in a peaceful neighbourhood, offering a sense of community while still being within easy reach of local amenities, schools, and transport links. This delightful detached house presents an excellent opportunity for those looking to settle in a welcoming environment.

In summary, this three-bedroom detached house on Chervil Close is a fantastic choice for anyone seeking a spacious and practical home in Waterlooville. With its generous parking options and comfortable living spaces, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.



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

LIVINGROOM
12'11" x 12'4" (3.96 x 3.78)

KITCHEN/DINING ROOM
19'1" x 9'10" (5.82 x 3.01)

CONSERVATORY
10'4" x 9'1" (3.15 x 2.79)

BEDROOM 1
13'0" x 11'4" (3.97 x 3.46)

BEDROOM 2
9'10" x 9'0" (3.0 x 2.76)

BEDROOM 3
9'9" x 6'9" (2.99 x 2.08)

BATHROOM
8'0" x 7'5" (2.44 x 2.28)

GARAGE
16'6" x 8'2" (5.04 x 2.51)

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.

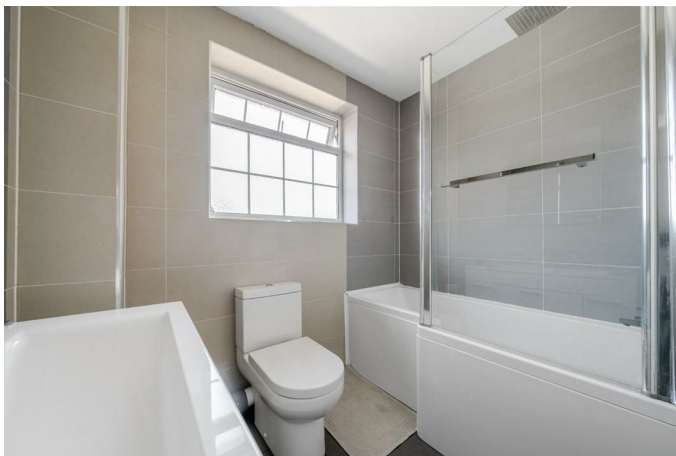
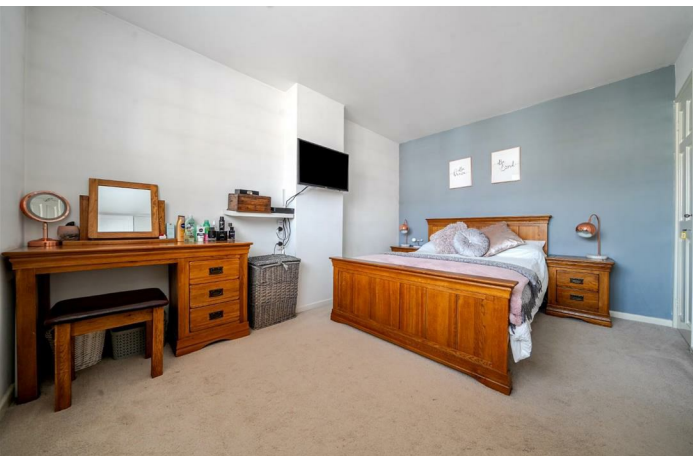
OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with you local office so we can verify your financial/Mortgage situation.

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!
COUNCIL TAX BAND
The local authority is Havant borough council.
BAND : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		62
(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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