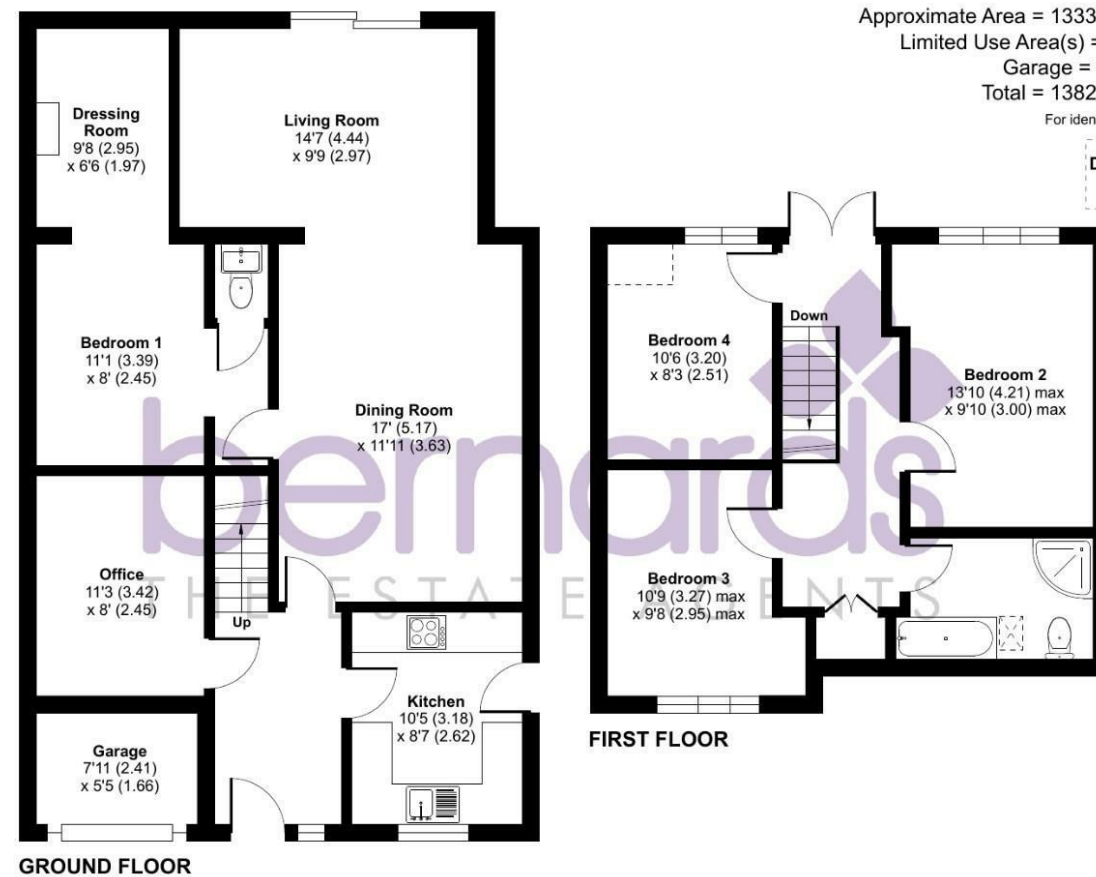




## Lynwood Avenue, Waterlooville, PO8

Approximate Area = 1333 sq ft / 123.8 sq m  
Limited Use Area(s) = 6 sq ft / 0.5 sq m  
Garage = 43 sq ft / 3.9 sq m  
Total = 1382 sq ft / 128.2 sq m  
For identification only - Not to scale

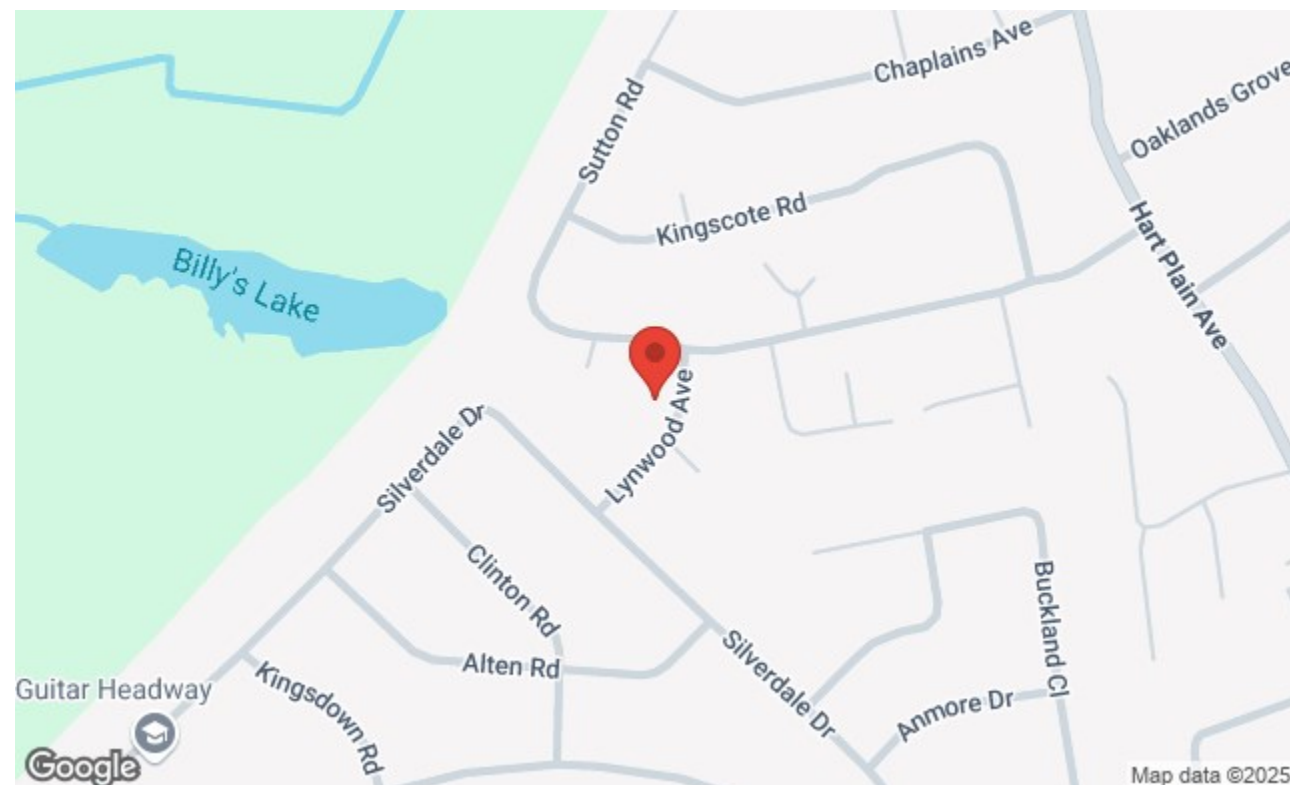
Denotes restricted  
head height



GROUND FLOOR

FIRST FLOOR

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: 1283916



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



Guide Price £375,000

Lynwood Avenue, Waterlooville PO8 8PZ

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## HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ RECEPTION ROOM
- ❖ KITCHEN
- ❖ GARDEN
- ❖ BATHROOM
- ❖ OFF ROAD PARKING
- ❖ SCHOOL CATCHMENT
- ❖ IDEAL FOR FAMILIES
- ❖ CLOSE TO AMENITIES
- ❖ A MUST VIEW

Nestled on the charming Lynwood Avenue in Waterlooville, this delightful semi-detached house offers a perfect blend of comfort and convenience. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The well-proportioned reception room provides a welcoming atmosphere, perfect for both relaxation and entertaining guests.

One of the standout features of this home is its south-facing garden, which invites an abundance of natural light throughout the day. This outdoor space is perfect for enjoying sunny afternoons or hosting summer barbecues with family and friends. Additionally, the property boasts off-road parking for up to four vehicles, ensuring

that parking is never a concern.

Situated within a school catchment area, this home is perfect for families with children, providing easy access to quality education. The surrounding neighborhood is friendly and vibrant, offering a range of local amenities, parks, and recreational facilities.

In summary, this semi-detached house on Lynwood Avenue presents an excellent opportunity for those looking for a spacious family home in a sought-after location. With its four bedrooms, ample parking, and lovely garden, it is sure to appeal to a variety of buyers. Do not miss the chance to make this wonderful property your new home.

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





# PROPERTY INFORMATION

**KITCHEN**  
10'5" x 8'7" (3.18 x 2.62)

**DINING ROOM**  
16'11" x 11'10" (5.17 x 3.63)

**LIVING ROOM**  
14'6" x 9'8" (4.44 x 2.97)

**OFFICE**  
11'2" x 8'0" (3.42 x 2.45)

**GARAGE**  
7'10" x 5'5" (2.41 x 1.66)

**BEDROOM ONE**  
11'1" x 8'0" (3.39 x 2.45)

**DRESSING ROOM**  
9'8" x 6'5" (2.95 x 1.97)

**BEDROOM TWO**  
13'9" x 9'10" (4.21 x 3.00)

**BEDROOM THREE**  
10'8" x 9'8" (3.27 x 2.95)

**BEDROOM FOUR**  
10'5" x 8'2" (3.20 x 2.51)

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

**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) A		82
(81-91) B		
(69-80) C		
(55-68) D	51	
(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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