

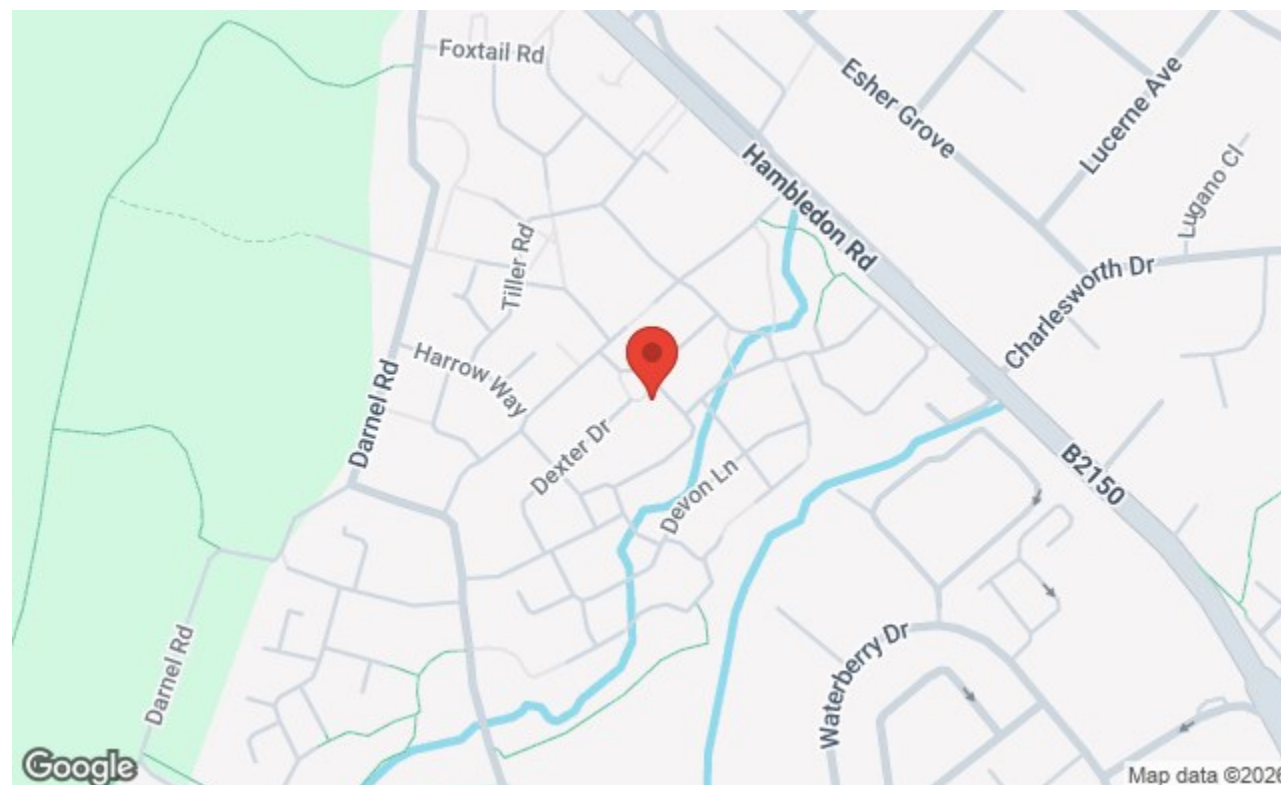


## Herwick Lane, Waterlooville, PO7

Approximate Area = 1737 sq ft / 161.3 sq m  
Garage = 542 sq ft / 50.3 sq m  
Outbuilding = 79 sq ft / 7.3 sq m  
Total = 2358 sq ft / 218.9 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1284699



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



Guide Price £550,000

Herwick Lane, Waterlooville PO7 7GB

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ FOUR/FIVE BEDROOMS
- ❖ LIVING ROOM
- ❖ KITCHEN/DINING ROOM
- ❖ DINER/SUN ROOM
- ❖ BATHROOM
- ❖ CONSERVATORY
- ❖ GARAGE
- ❖ MODERN FINISH
- ❖ OFF ROAD PARKING
- ❖ A MUST VIEW

### \*\*\* END OF CHAIN\*\*\*

Nestled on the charming Herwick Lane in Waterlooville, this impressive detached house offers a perfect blend of space and comfort, ideal for family living. Spanning an expansive 2,358 square feet, the property boasts four well-proportioned bedrooms, with the option for a fifth providing ample room for relaxation and privacy. The master bedroom features a convenient en suite, ensuring a touch of luxury in your daily routine.

The heart of the home is undoubtedly the spacious kitchen and dining room, designed for both entertaining and everyday family meals. This inviting area is perfect for creating lasting memories with loved ones. The property also includes a welcoming

reception room, offering a versatile space that can be tailored to your needs, whether it be a cosy lounge or a playroom for children.

Step outside to discover a delightful garden, a serene oasis for outdoor enjoyment, gardening, or simply unwinding after a long day. Additionally, the property features a sauna, providing a unique opportunity for relaxation and wellness right at home.

With its generous living spaces and thoughtful amenities, this property is an excellent choice for those seeking a family home in Waterlooville. Don't miss the chance to make this wonderful house your new home.

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





# PROPERTY INFORMATION

## COUNCIL TAX BAND E

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.

## 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!

## LIVING ROOM

15'0" x 13'6" (4.59 x 4.12)

## DINER/SUN ROOM

15'7" x 10'7" (4.75 x 3.24)

## KITCHEN/DINING ROOM

22'5" x 13'7" (6.85 x 4.16)

## BEDROOM ONE

20'0" x 13'8" (6.11 x 4.18)

## BEDROOM TWO

15'0" x 10'1" (4.58 x 3.08)

## BEDROOM THREE

11'1" x 8'8" (3.39 x 2.66)

## BEDROOM FOUR

10'0" x 9'9" (3.07 x 2.98)

## FAMILY/BEDROOM FIVE

15'0" x 10'1" (4.58 x 3.08)

## EN SUITE

7'3" x 5'4" (2.23 x 1.64)

## BATHROOM

7'9" x 6'6" (2.38 x 2.00)

## GARAGE

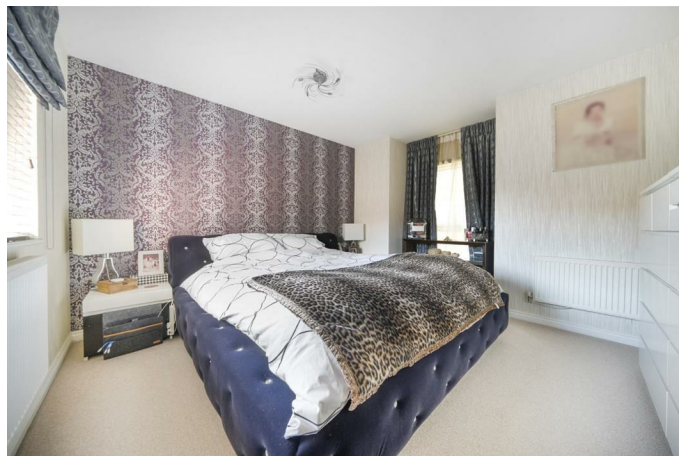
15'11" x 13'4" (4.86 x 4.07)

## OUTBUILDING

19'7" x 9'10" (5.98 x 3.00)

## SAUNA

6'2" x 6'2" (1.90 x 1.88)



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	80	88
England & Wales		



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