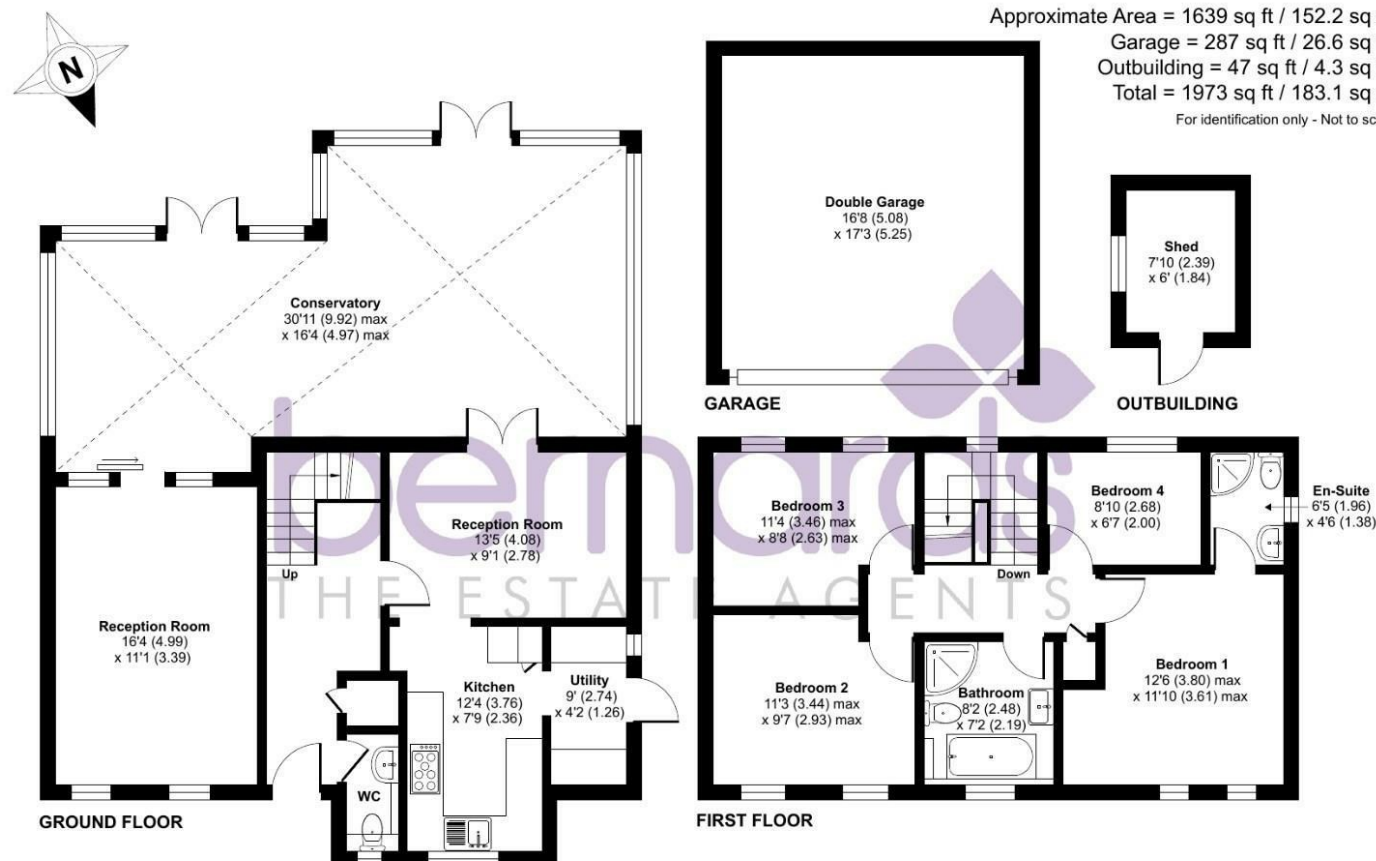
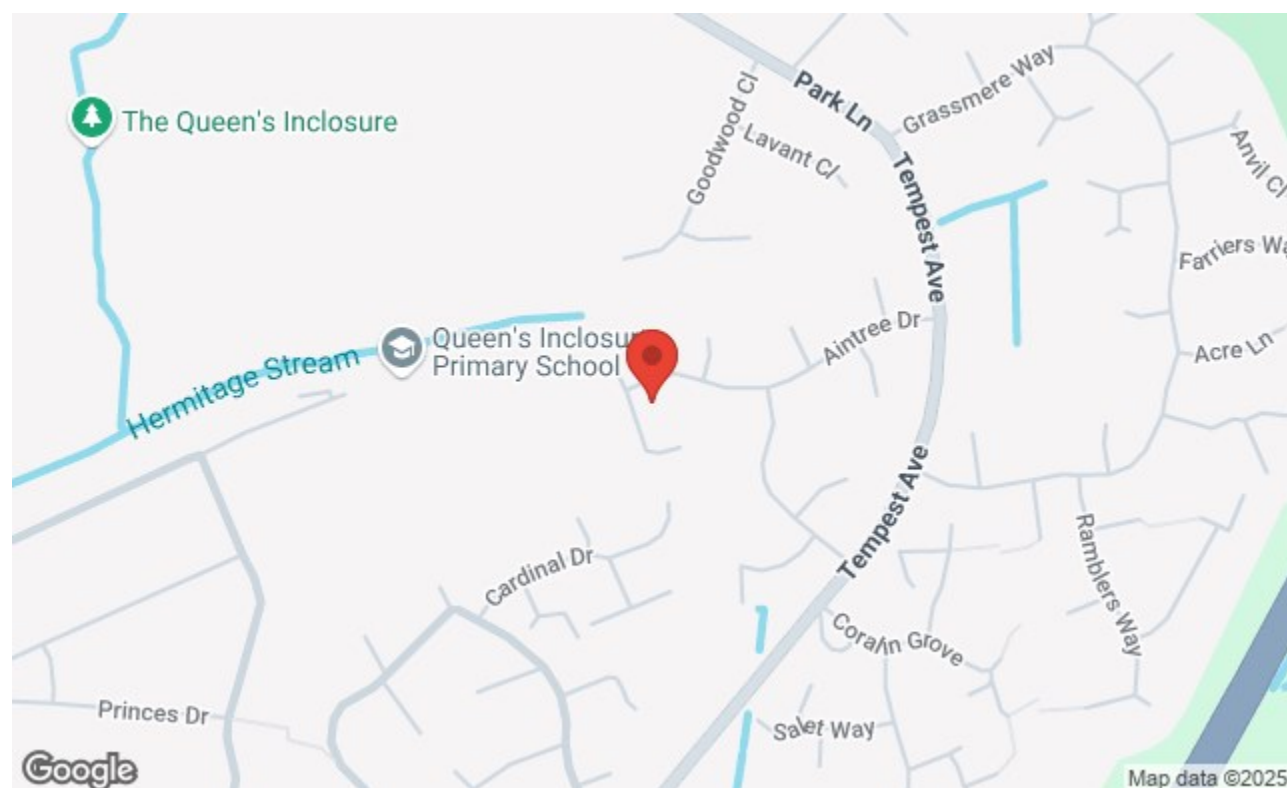


## Aintree Drive, Waterlooville, PO7

Approximate Area = 1639 sq ft / 152.2 sq m  
 Garage = 287 sq ft / 26.6 sq m  
 Outbuilding = 47 sq ft / 4.3 sq m  
 Total = 1973 sq ft / 183.1 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: 1295660



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



Guide Price £600,000

Aintree Drive, Waterlooville PO7 8NG

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 THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ DETACHED
- ❖ FOUR BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ KITCHEN
- ❖ UTILITY
- ❖ LARGE CONSERVATORY
- ❖ GARDEN
- ❖ DOUBLE GARAGE
- ❖ OFF ROAD PARKING
- ❖ A MUST VIEW

Nestled on Aintree Drive in the charming town of Waterlooville, this impressive detached house offers a perfect blend of space and comfort, making it an ideal family home. Spanning an expansive 1,973 square feet, the property boasts four well-proportioned bedrooms, providing ample accommodation for family and guests alike.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining. The large conservatory extends the living space, allowing for an abundance of natural light and a seamless connection to the outdoors. This versatile area can be enjoyed year-round, whether as a playroom, a quiet reading nook, or a vibrant space for gatherings.

The property features two modern bathrooms, ensuring convenience for busy mornings and family life. The well-maintained garden offers a delightful outdoor retreat, ideal for summer barbecues or simply enjoying the fresh air.

For those with multiple vehicles, the property includes parking for up to Three cars, along with a double garage that provides additional storage or workshop space.

This home is truly a must-view, combining practicality with a welcoming atmosphere in a sought-after location. With its generous living spaces and attractive features, it presents an excellent opportunity for anyone looking to settle in Waterlooville. Don't miss the chance to make this wonderful property your own.

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 Havant borough 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!

### RECEPTION ROOM

16'4" x 11'1" (4.99 x 3.39)

### RECEPTION ROOM

13'4" x 9'1" (4.08 x 2.78)

### KITCHEN

12'4" x 7'8" (3.76 x 2.36)

### UTILITY

8'11" x 4'1" (2.74 x 1.26)

### CONSERVATORY

32'6" x 9'1" (9.92 x 2.78)

### BEDROOM ONE

12'5" x 11'10" (3.80 x 3.61)

### BEDROOM TWO

11'3" x 9'7" (3.44 x 2.93)

### BEDROOM THREE

11'4" x 8'7" (3.46 x 2.63)

### BEDROOM FOUR

8'9" x 6'6" (2.68 x 2.00)

### EN SUITE

6'5" x 4'6" (1.96 x 1.38)

### BATHROOM

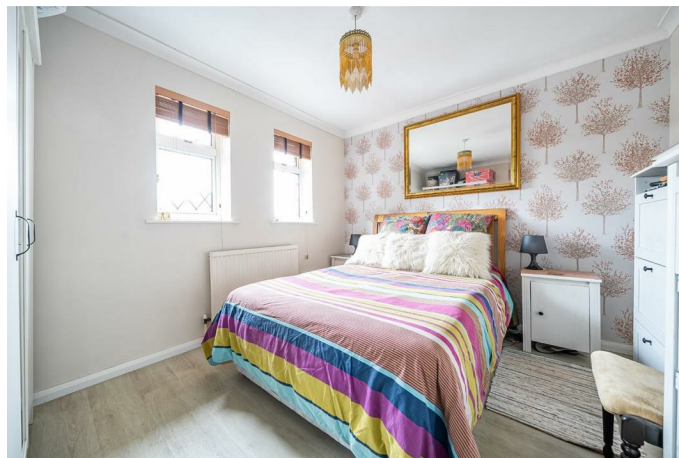
8'1" x 7'2" (2.48 x 2.19)

### DOUBLE GARAGE

16'7" x 17'2" (5.08 x 5.25)

### SHED

7'10" x 6'0" (2.39 x 1.84)



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 83        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 70      |           |
| (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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