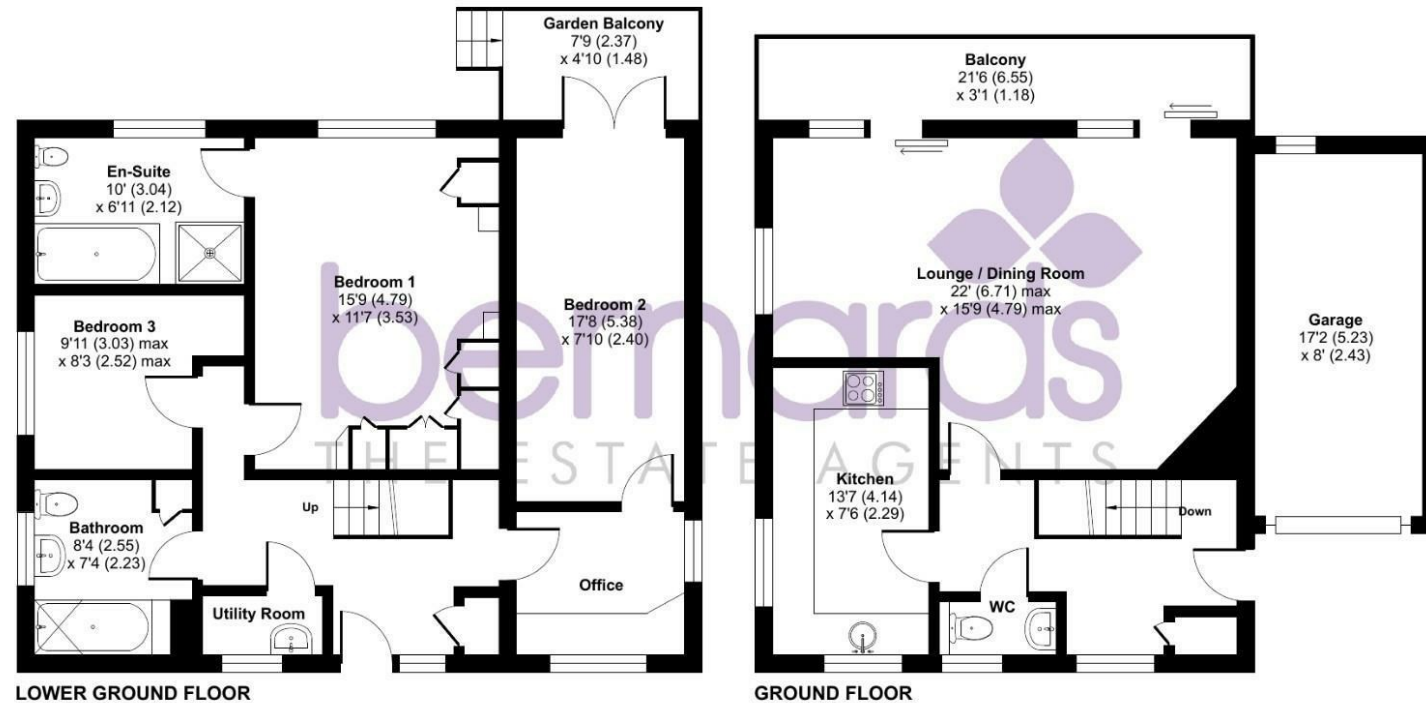


## London Road, Clanfield, Waterlooville, PO8

Approximate Area = 1293 sq ft / 120.1 sq m  
Garage = 137 sq ft / 12.7 sq m  
Total = 1430 sq ft / 132.8 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). © nichcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1296439



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



Offers In Excess Of £475,000

London Road, Clanfield, PO8 0PJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ TWO BATHROOMS
- ❖ GROUND FLOOR WC
- ❖ DETACHED
- ❖ WELL APPOINTED KITCHEN
- ❖ GENEROUS RECEPTION ROOM
- ❖ LARGE GARDEN
- ❖ AMPLE OFF ROAD PARKING
- ❖ GARAGE
- ❖ A MUST VIEW

This charming three-bedroom detached house offers a perfect blend of comfort and convenience. The property boasts a generous reception room, providing an inviting space for relaxation and entertaining guests.

With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The two bathrooms are thoughtfully designed to cater to your daily needs.

One of the standout features of this property is the ample off-road parking, accommodating up to three vehicles, along with a garage for additional storage or secure parking. This is a rare find in the area, ensuring that you and your guests will

never be short of parking space.

The location on London Road offers easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a peaceful retreat with convenient access to the vibrant life of Waterlooville, this property is sure to impress. The layout of this upside-down house has been designed to take full advantage of the extensive views from all rooms at the rear of the property.

Do not miss the opportunity to make this delightful 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

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!

### KITCHEN

14'5" x 7'6" (4.41 x 2.29)

### LOUNGE/DINING ROOM

22'0" x 15'8" (6.71 x 4.79)

### BALCONY

21'5" x 3'10" (6.55 x 1.18)

### GARAGE

17'1" x 7'11" (5.23 x 2.43)

### BEDROOM ONE

15'8" x 11'6" (4.79 x 3.53)

### BEDROOM TWO

17'7" x 7'10" (5.38 x 2.40)

### BEDROOM THREE

9'11" x 8'3" (3.03 x 2.52)

### EN SUITE

9'11" x 6'11" (3.04 x 2.12)

### BATHROOM

8'4" x 7'3" (2.55 x 2.23)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 68      | 79        |
| (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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