



# 30 Queens Road | Waterloooville









# FOR SALE



## Key features

- LARGE DETACHED FAMILY HOME
- GARDEN ROOM
- OUTBUILDINGS
- A MUST VIEW
- FOUR DOUBLE BEDROOMS
- ENSUITE TO MASTER
- REQUESTED LOCATION
- FOUR LARGE RECEPTION ROOMS
- DETACHED GARAGE WITH WORKSHOP
- COMBINED 3503 SqFt / 325 SqM

Nestled in the highly sought-after area of Queens Road, Waterloooville, this impressive detached residence offers a truly exceptional living experience. Spanning an expansive 3,503 square feet, the home is ideal for those seeking a forever property with ample space for family life, entertaining,

and working from home.

Inside, the home boasts four generously sized reception rooms, offering flexibility for relaxation, entertaining, or creating dedicated workspaces. The four principal bedrooms are well-appointed, supported by two bathrooms, including an ensuite to the master

bedroom.

Set on a large plot, the property benefits from extensive outdoor space and a range of versatile outbuildings. These include a fully kitted-out garden office with water and electricity, ideal for remote working, and a separate art studio equipped with hot

















and cold water as well as high-voltage power—perfect for creative pursuits or specialist equipment. Both structures offer potential for conversion, with the studio/garage presenting an exciting opportunity to create a self-contained annexe or granny cottage (subject to permissions).

Other thoughtful features include an ample off-road parking for multiple vehicles, making this home as practical as it is impressive.

This rare and versatile home combines generous living space, character, and future potential in a prime residential location. Whether you're looking for room to grow, work, create, or entertain, this property offers a truly unique opportunity not to be missed.

#### **Anti-Money Laundering (AML)**

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address

and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

#### **Council Tax Band g**

Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

#### **Offer Check Procedure -**

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

#### **Removal Quotes**

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

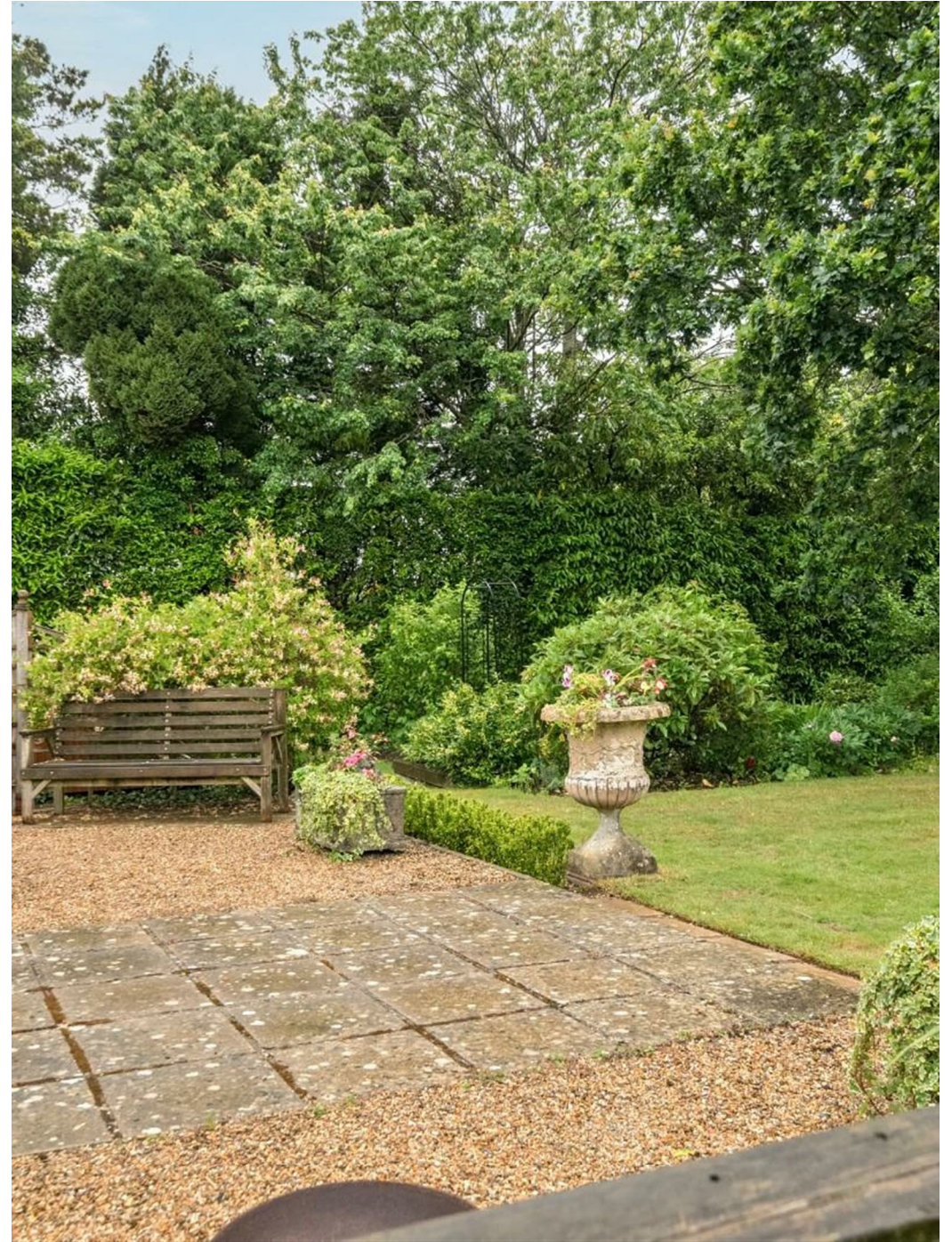
#### **Solicitor**

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line












"conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

## 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>		<b>67</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



# Queens Road, Waterloo, PO7 FLOORPLAN

Approximate Area = 2708 sq ft / 251.5 sq m (exclude carport)

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Garages = 590 sq ft / 54.8 sq m

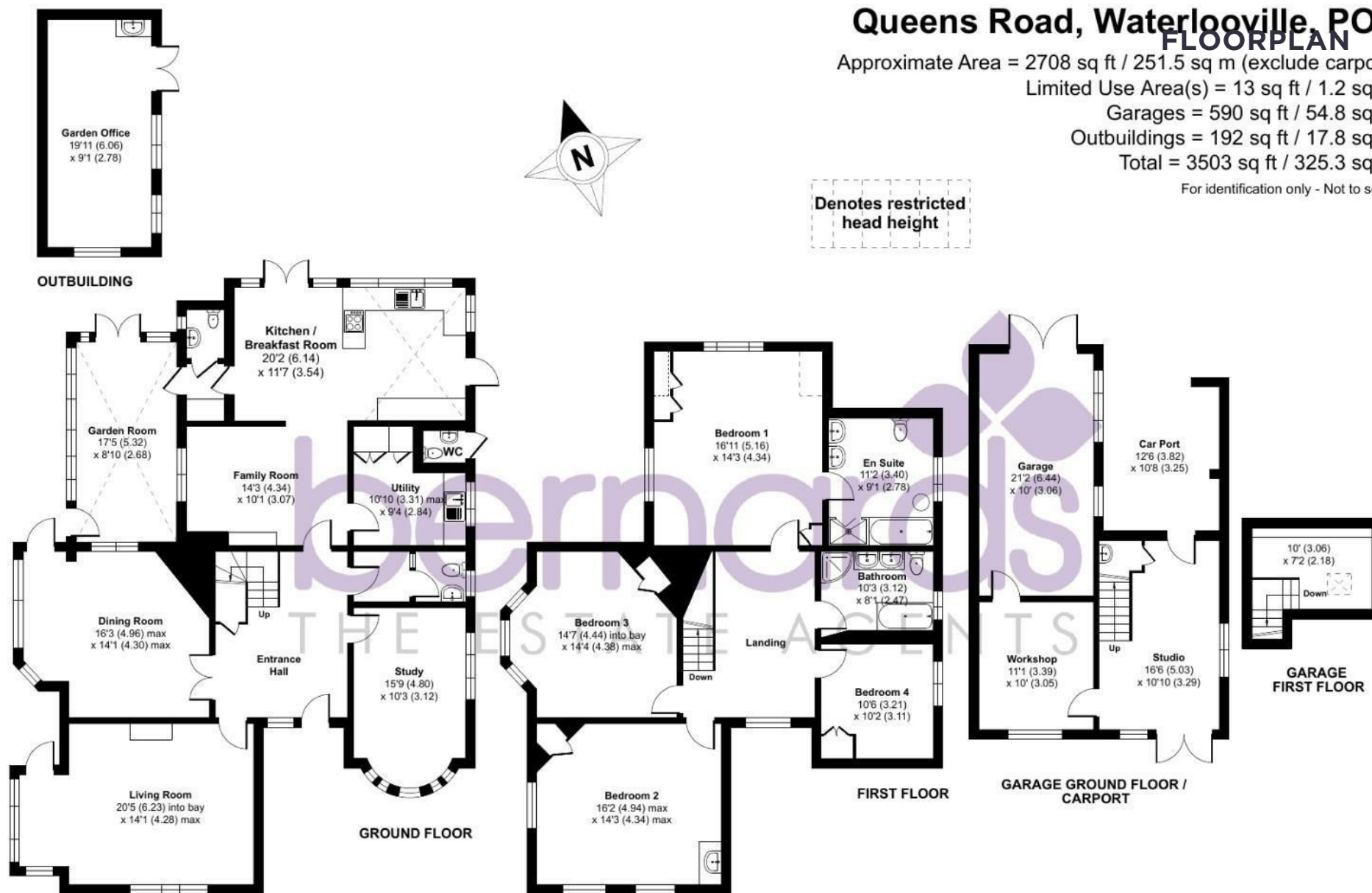
Outbuildings = 192 sq ft / 17.8 sq m

Total = 3503 sq ft / 325.3 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
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