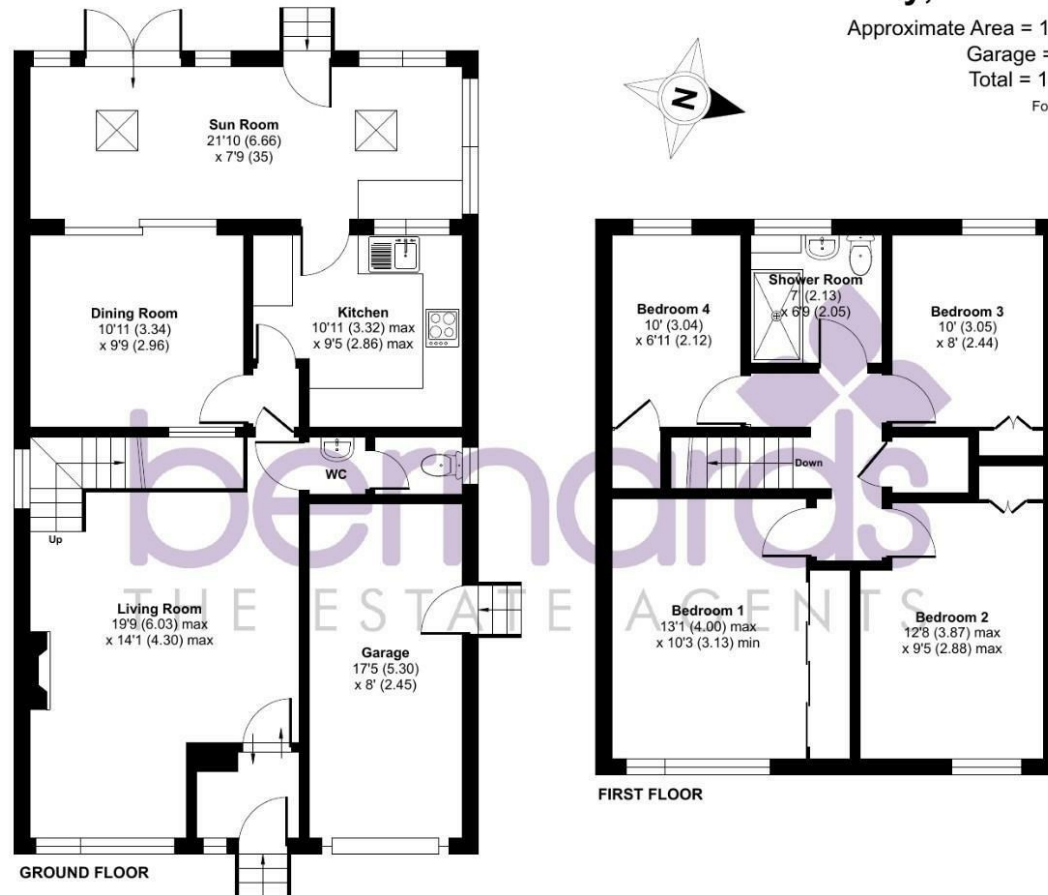
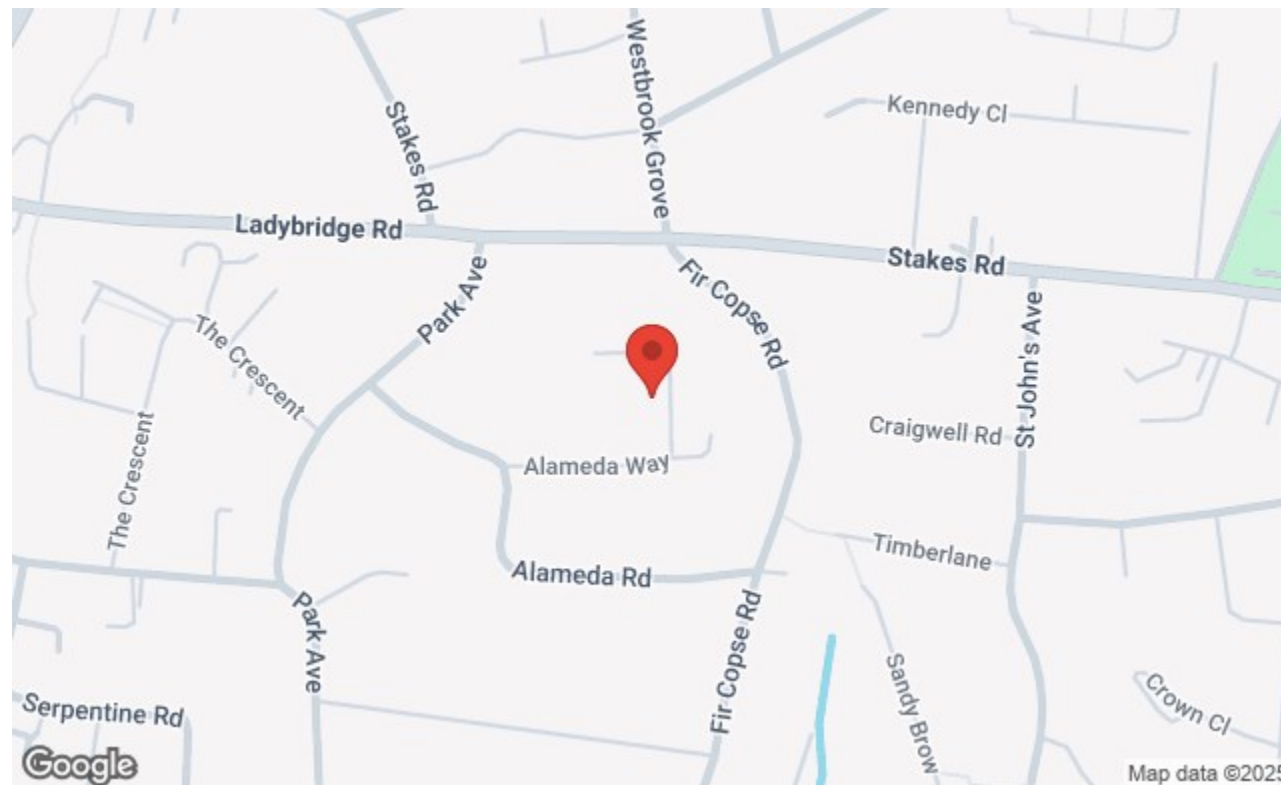


## Alameda Way, Waterlooville, PO7

Approximate Area = 1288 sq ft / 119.6 sq m  
Garage = 131 sq ft / 12.1 sq m  
Total = 1419 sq ft / 131.7 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: 1345769



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



Offers In Excess Of £450,000

Alameda Way, Waterlooville PO7 5HA

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THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ DETACHED FAMILY HOME
- ❖ FOUR BEDROOMS
- ❖ SPACIOUS LOUNGE
- ❖ SEPARATE DINING TO KITCHEN
- ❖ LARGE REAR SUN ROOM
- ❖ INTEGRAL GARAGE
- ❖ PRIVATE DRIVEWAY
- ❖ LOTS OF POTENTIAL
- ❖ GROUND FLOOR WC
- ❖ LARGE REAR GARDEN

Nestled in the desirable area of Alameda Way, Waterlooville, this charming detached family home offers a perfect blend of comfort and convenience with lots of scope and potential to modernise. With four well-proportioned bedrooms, this property is ideal for families seeking space and functionality. The family shower room is thoughtfully designed to cater to the needs of a busy household.

As you enter, you are welcomed by a large living room that provides a great space for family gatherings or entertaining guests. The kitchen, complete with a separate dining room, allows for a great balance of space within the living accommodation. The generous sun room at the rear of the house overlooks the garden, to be enjoyed whilst

flooded with natural light and views of the outdoors.

The property boasts an integral garage and off-road parking on a private driveway, ensuring convenience and security. The garden offers plenty of outdoor space for children to play or for hosting summer barbecues.

This delightful home is not only well-appointed but also situated in a friendly neighbourhood, making it an excellent choice for families looking to settle in Waterlooville. With its spacious layout and inviting features, this property is sure to impress with its notable potential. Don't miss the opportunity to make this lovely house your new home.

Call today to arrange a viewing

02392 232 888

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# PROPERTY INFORMATION

**LIVING ROOM**  
19'9" x 14'1" (6.03 x 4.30)

**DINING ROOM**  
10'11" x 9'8" (3.34 x 2.96)

**KITCHEN**  
10'10" x 9'4" (3.32 x 2.86)

**SUN ROOM**  
21'10" x 11'5" (6.66 x 3.5)

**BEDROOM ONE**  
13'1" x 10'3" (4.00 x 3.13)

**BEDROOM TWO**  
12'8" x 9'5" (3.87 x 2.88)

**BEDROOM THREE**  
10'0" x 8'0" (3.05 x 2.44)

**BEDROOM FOUR**  
9'11" x 6'11" (3.04 x 2.12)

**SHOWER ROOM**  
6'11" x 6'8" (2.13 x 2.05)

**INTEGRAL GARAGE**  
17'4" x 8'0" (5.30 x 2.45)

**COUNCIL TAX 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 contact your 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 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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		81
(81-91) B		
(69-80) C		69
(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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