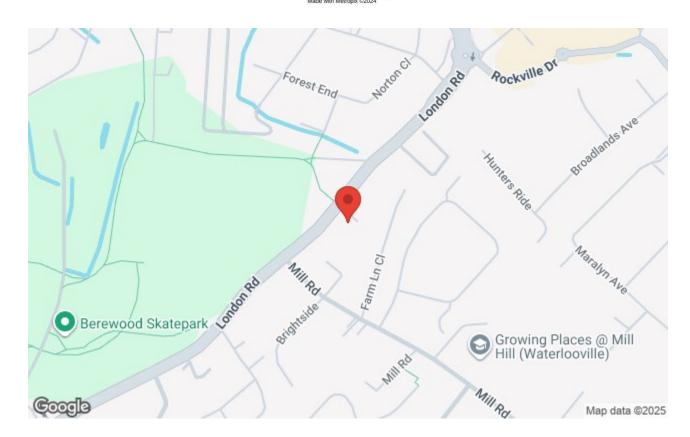


TOTAL FLOOR AREA: 1931 sq.ft. (179.4 sq.m.) approx



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



Offers In Excess Of £525,000

London Road, Waterlooville PO7 7AN





HIGHLIGHTS

- DETACHED CHALET
- FIVE DOUBLE BEDROOMS
- 31FT KITCHEN/DINER
- STUNNING GARDEN
- GARDEN BAR
- TWO BATHROOMS
- NEW DRIVEWAY
- **CLOSE TO TOWN CENTRE**
- IDEAL FOR FAMILIES
- A MUST VIEW

BEAUTIFUL DETACHED CHALET

We are thrilled to welcome to the sales market, this spectacular, fully refurbished, five bedroom detached chalet on the highly sought after location of London Road, a five minute walk from Waterlooville City Centre.

Rare to the market, this beautiful bungalow has been extended and fully refurbished from top to bottom and is presented to the very highest standard, both inside and out, and simply must be

Externally, the front of the property sees off road parking, along with a pleasing kerb appeal!

Upon entry to the property, you are greeted by $\boldsymbol{\alpha}$ spacious entrance hallway, off which you have access to all the accommodation.

The central hub of the property is the amazing kitchen/diner which has been tastefully extended and includes integrated appliances, a sky light, and bi-fold doors, which accesses the garden

The garden is a great size with a large artidical lawn, leading down to a stunning home bar and sheltered patio area.

Moving back into the property, the ground floor is completed by two double bedrooms and a stunning bathroom suite!

The first floor of the property sees three well proportioned bedrooms and a three piece shower

Every aspect of modern living has been taken into consideration when refurbishing this luxury home, meaning it's ready to be moved into and will make a perfect forever home.

Call today to arrange a viewing 02392 232 888 www.bernardsestates.co.uk





PROPERTY INFORMATION

ENTRANCE HALL 23'8" x 11'10" (7.21m x 3.61m)

KITCHEN/LOUNGE/DINER 31'9" x 20 (9.68m x 6.10m)

UTILITY ROOM 5'7" x 5'7" (1.70m x 1.70m)

BEDROOM ONE 12' x 16'4" into bay (3.66m x 4.98m into bay)

BEDROOM TWO 9'11" x 14'10" into bay (3.02m x 4.52m into bay)

BATHROOM 8'11" x 6'10" (2.72m x 2.08m)

BEDROOM THREE 15'11" x 10' (4.85m x 3.05m)

BEDROOM FOUR 11'7" x 9'4" (3.53m x 2.84m)

BEDROOM FIVE 10'9" x 7'3" (3.28m x 2.21m)

SHOWER ROOM 7'8" x 7'5" (2.34m x 2.26m)

OUTBUILDING 19' x 14' (5.79m x 4.27m)

ANTI-MONEY LAUNDERING (AML)

legal obligation to complete anti-money laundering like to make an offer on this of the two forms of cannot put forward an offer

without the AML check being completed

COUNCIL TAX BAND D

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" Bernards Estate agents have a style services can be very difficult to ignore but this is a route fraught with problems checks. The AML check should that we strongly urge you to be completed in branch. avoid. A local, established and Please call the office to book experienced conveyancer will an AML check if you would safeguard your interests and get the job done in a timely property. Please note the AML manner. Bernards can check includes taking a copy recommend several local firms of solicitors who have the identification for each necessary local knowledge purchaser. A proof of address and will provide a personable and proof of name document service. Please ask a member is required. Please note we of our sales team for further details.









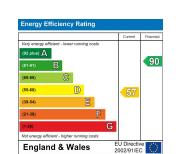
















Call today to arrange a viewing 02392 232 888 www.bernardsestates.co.uk

