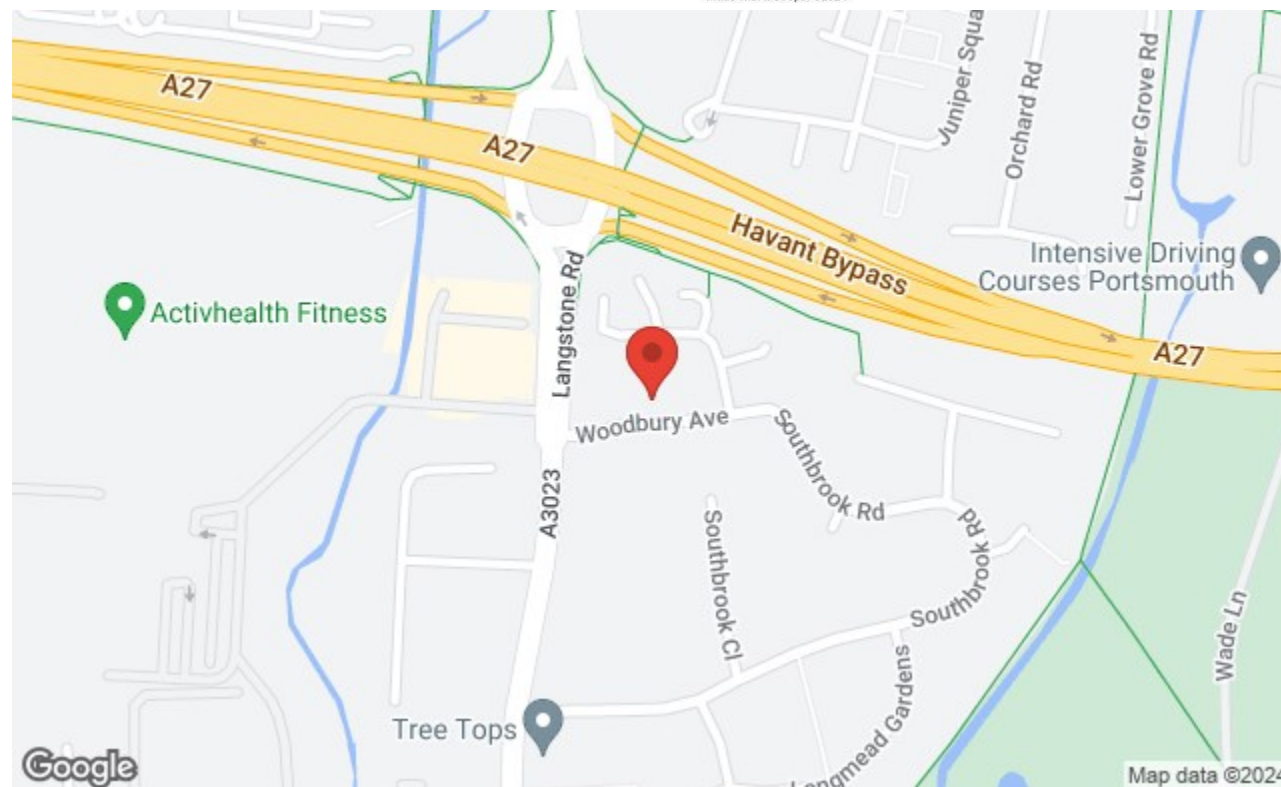
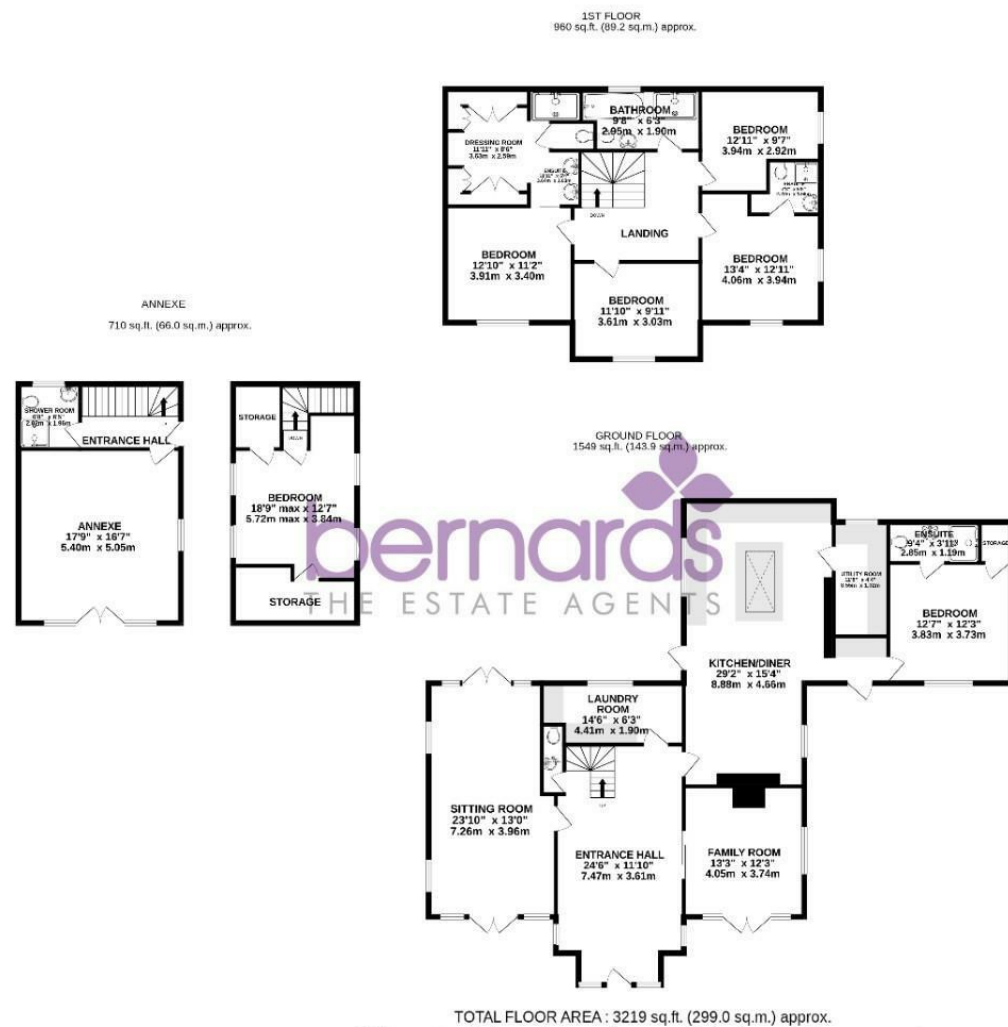


FOR SALE

Guide Price £1,150,000

Woodbury Avenue, Langstone PO9 1RH

bernards
THE ESTATE AGENTS



5 4 2

HIGHLIGHTS

- ❖ PREMIUM LANGSTONE HOME
- ❖ DETACHED
- ❖ FIVE DOUBLE BEDROOMS
- ❖ DETACHED ANNEXE
- ❖ GATED DRIVEWAY
- ❖ WRAP AROUND GARDEN
- ❖ PREMIUM FINISH
- ❖ 29FT KITCHEN/DINER
- ❖ LAUNDRY AND UTILITY ROOM
- ❖ LUXURY MASTER SUITE

Welcome to Woodbury Avenue, Langstone - a truly exquisite property that exudes luxury and sophistication. This stunning detached house boasts a remarkable finish, having been tastefully refurbished throughout and offers the ultimate forever home for a large family. Upon entry, you are greeted by a grand entrance hall, off which there are two spacious reception rooms, laundry room and access through to the beautiful kitchen/diner.

This amazing kitchen/diner is exquisitely finished, measuring over 29ft it sees gorgeous feature lighting, media wall, island and is the ultimate hub for entertaining.

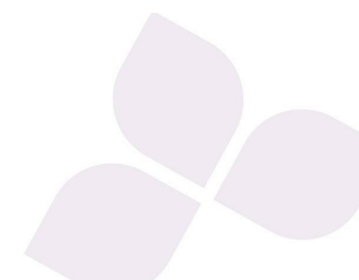
The home sees five generously sized bedrooms and four beautifully designed bathrooms, offering ample space for comfortable living. The master suite is a further touch of luxury, with a large dressing room and a stunning gold and marble

ensuite. With a vast 3,219 sq ft of living space, this property provides a grandeur that is sure to impress. The gated driveway adds a touch of exclusivity, providing parking for up to multiple vehicles, ensuring both convenience and security for you and your guests.

The premium finish of this property is evident in every detail, from the finest materials used to the impeccable craftsmanship throughout. The addition of an annexe offers versatility and extra space, perfect for accommodating guests or as a private retreat.

Don't miss the opportunity to make this exceptional property your new home. Embrace the elegance and charm that this residence on Woodbury Avenue has to offer.

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



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



PROPERTY INFORMATION

ENTRANCE HALL
11'10" x 24'6" (3.61m x 7.47m)

LOUNGE
23'10" x 13' (7.26m x 3.96m)

FAMILY ROOM
12'3" x 13'2" (3.73m x 4.01m)

W.C
5'4" x 2'4" (1.63m x 0.71m)

LAUNDRY ROOM
14'3" x 6'3" (4.34m x 1.91m)

KITCHEN/DINER
15'4" x 29'2" (4.67m x 8.89m x)

UTILITY ROOM
11'8" x 4'4" (3.56m x 1.32m)

BEDROOM FIVE
12'3" x 12'7" (3.73m x 3.84m)

ENSUITE
9'4" x 3'11" (2.84m x 1.19m)

LANDING
12'1" x 10'11" (3.68m x 3.33m)

BEDROOM ONE
11'2" x 12'10" (3.40m x 3.91m)

DRESSING ROOM
8'6" x 11'11" (2.59m x 3.63m)

ENSUITE
11' x 5'4" (3.35m x 1.63m)

BEDROOM TWO
13'4" x 12'11" (4.06m x 3.94m)

ENSUITE
7'3" x 5'6" (2.21m x 1.68m)

BEDROOM THREE
9'11" x 11'10" (3.02m x 3.61m)

BEDROOM FOUR
9'7" x 12'11" (2.92m x 3.94m)

FAMILY BATHROOM
6'3" x 9'8" (1.91m x 2.95m)

ANNEXE

LIVING ROOM
16'7" x 17'9" (5.05m x 5.41m)

SHOWER ROOM
6'5" x 6'8" (1.96m x 2.03m)

BEDROOM
12'7" x 18'9" (3.84m x 5.72m)

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

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

COUNCIL TAX BAND F

OFFER CHECK PROCEDURE -

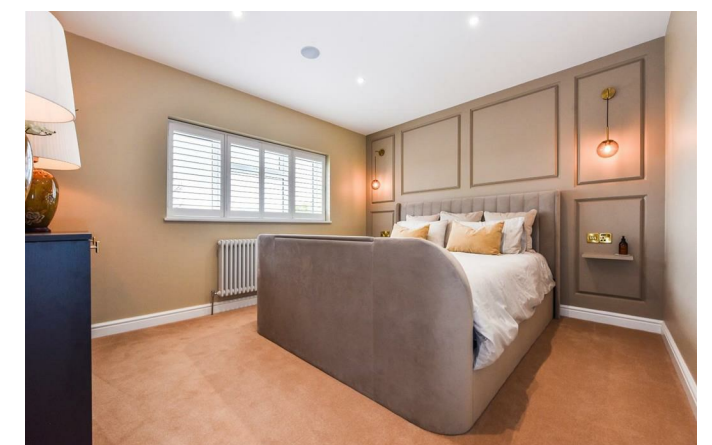
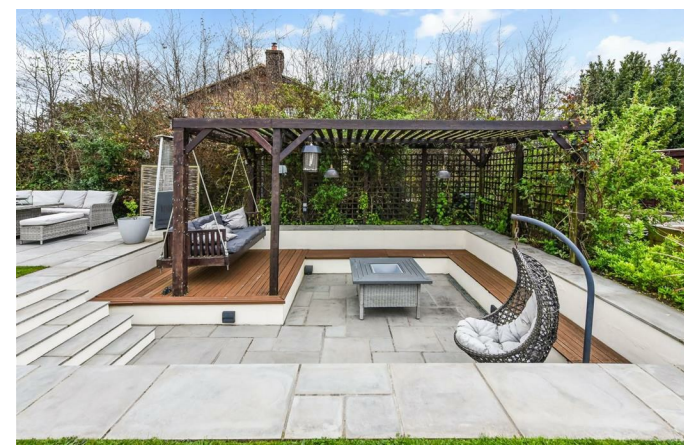
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	80
EU Directive 2002/91/EC			

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