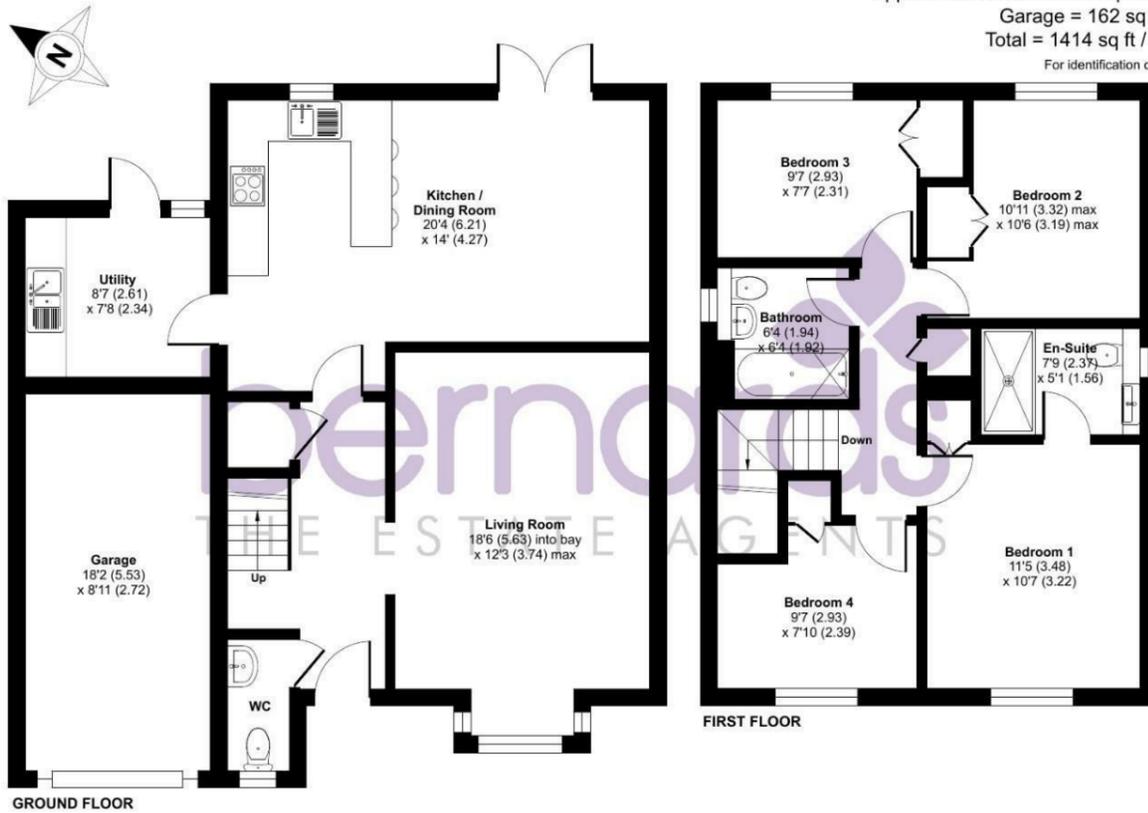


## Woodland View, Waterlooville, PO8

Approximate Area = 1252 sq ft / 116.3 sq m  
 Garage = 162 sq ft / 15 sq m  
 Total = 1414 sq ft / 131.3 sq m  
 For identification only - Not to scale

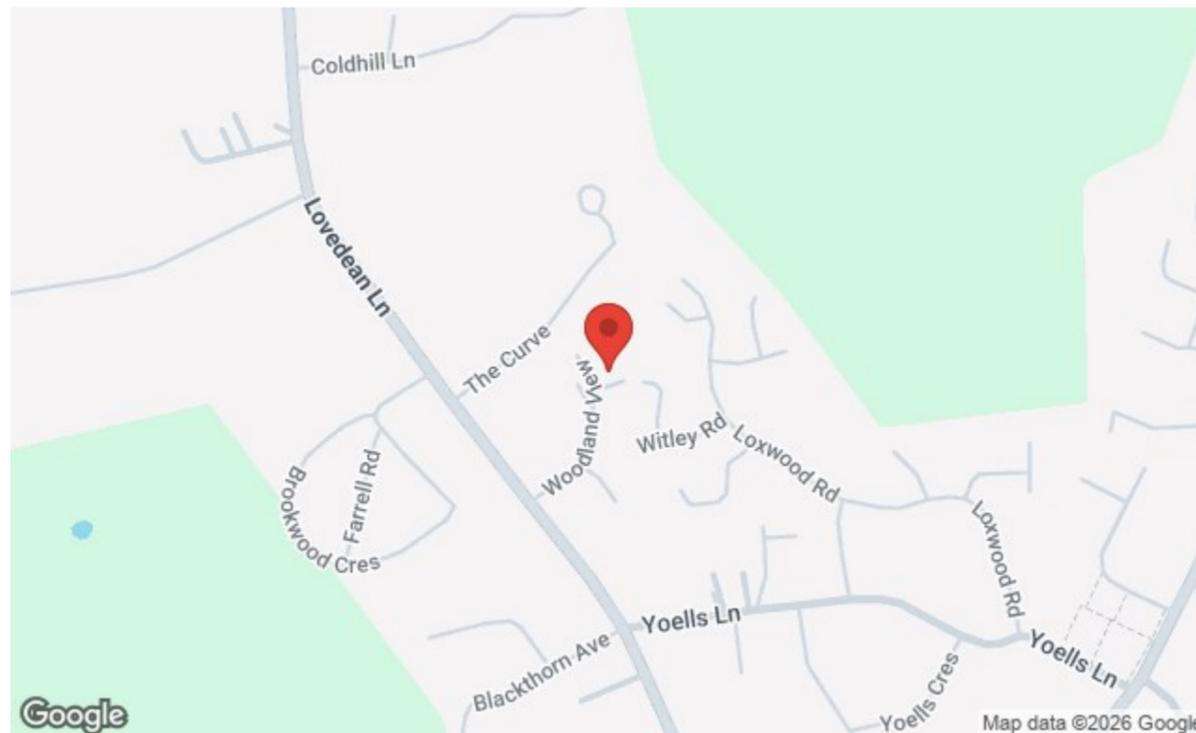


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1370103



Offers In Excess Of £475,000

Woodland View, Waterlooville PO8 9TR



### HIGHLIGHTS

- ❖ KITCHEN/DINER
- ❖ LIVING ROOM
- ❖ UTILITY
- ❖ ENSUITE TO MASTER
- ❖ FAMILY BATHROOM
- ❖ FOUR BEDROOMS
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ ENCLOSED REAR GARDEN
- ❖ NO CHAIN

Situated in the desirable area of Woodland View, Lovedeane, this splendid four-bedroom detached house presents an exceptional opportunity for families seeking a spacious and modern home. The property boasts a generous reception room, perfect for entertaining guests or enjoying quiet family evenings.

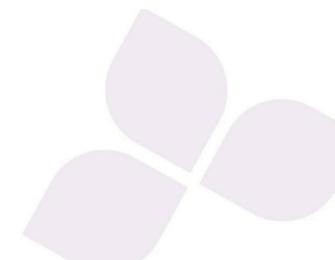
The beautifully designed kitchen diner is a standout feature, offering a contemporary space for culinary enthusiasts. It is complemented by a convenient utility room and a downstairs W/C, enhancing the practicality of daily living. Each of the four bedrooms is well-proportioned,

providing ample space for relaxation and personalisation.

The property is finished to an excellent standard, ensuring a comfortable and stylish environment throughout. Additionally, it benefits from off-road parking and a garage, providing secure and convenient access for vehicles.

Offered with no chain, this home is ready for immediate occupation, making it an ideal choice for those looking to move swiftly. We highly recommend scheduling a viewing to fully appreciate the quality and charm this property 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](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**KITCHEN/DINER**  
20'4" x 14'0" (6.21 x 4.27)

**LIVING ROOM**  
18'5" x 12'3" (5.63 x 3.74)

**UTILITY**  
8'6" x 7'8" (2.61 x 2.34)

**BEDROOM ONE**  
11'5" x 10'6" (3.48 x 3.22)

**BEDROOM TWO**  
10'10" x 10'5" (3.32 x 3.19)

**BEDROOM THREE**  
9'7" x 7'6" (2.93 x 2.31)

**BEDROOM FOUR**  
9'7" x 9'7" (2.93 x 2.93)

**BATHROOM**  
6'4" x 6'3" (1.94 x 1.92)

**GARAGE**  
18'1" x 8'11" (5.53 x 2.72)

**COUNCIL TAX BAND C**

## MORTGAGE SERVICE

We offer financial services here at Bernard's. 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 Bernard's Estate Agents are marketing, please make contact with your local office so we can verify your financial/Mortgage situation.

## REMOVALS

Also here at Bernard's 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

Bernard's 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	
Current	Potential
	85
74	

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  
EU Directive 2002/91/EC  
England & Wales



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

