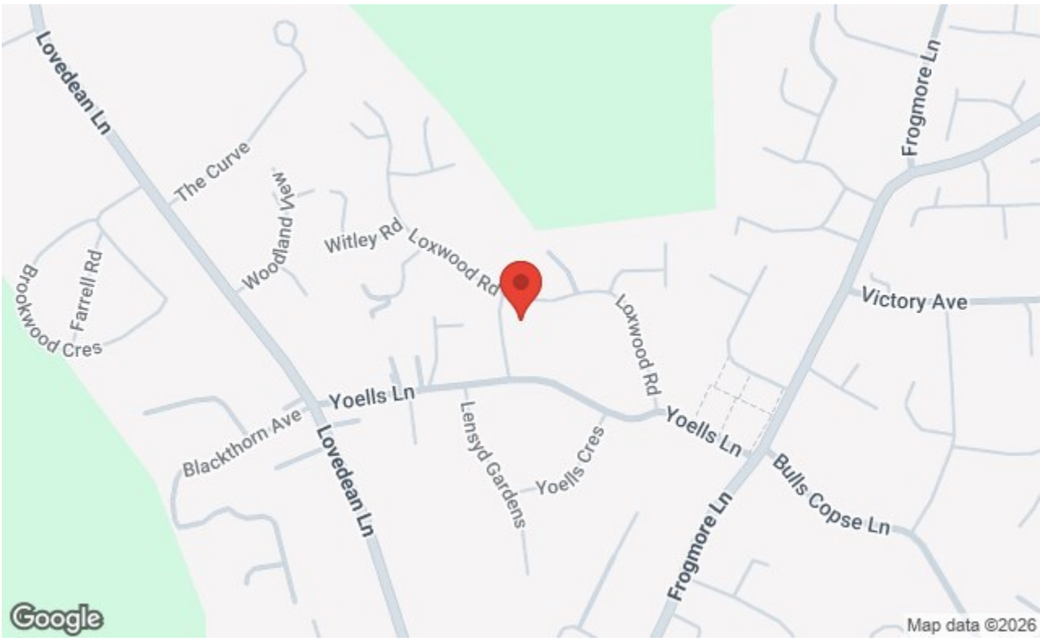
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1516523



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

FOR SALE

Guide Price £475,000

Tilford Road, Waterlooville PO8 9SX

bernards
THE ESTATE AGENTS

4 1 2

HIGHLIGHTS

- DETCAHED
- FOUR BEDROOM
- LIVING/DINING ROOM
- KITCHEN
- DOWNSTAIRS WC
- EN SUITE
- GARAGE
- ENCLOSED GARDEN
- FAMILY HOME
- A MUST VIEW

Situated on the desirable Tilford Road in Horndean, this attractive detached family home offers a generous and versatile layout, providing approximately 1,284 sq ft of accommodation including the garage. With four bedrooms, multiple reception areas, an enclosed garden, garage and off-road parking, the property offers an excellent combination of space and practicality for modern family life.

On entering, the welcoming ground floor provides a spacious lounge/dining room, creating a comfortable central space for relaxing and spending time with family. A separate dining room offers additional flexibility for entertaining and family meals, while the well-appointed kitchen is conveniently positioned nearby. The ground floor also benefits from a WC, providing useful everyday convenience, together with internal access to the garage.

Upstairs, the property offers four well-proportioned bedrooms, providing plenty of flexibility for family members, guests, home working or hobbies. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by additional bathroom facilities. The layout provides a good separation between the main living accommodation downstairs and the private bedroom space on the first floor.

Outside, the enclosed garden provides a private area for children to play, outdoor dining or simply enjoying the warmer months. The property also benefits from a garage and off-road parking for up to four vehicles, adding considerably to its practicality.

Overall, this is a spacious and versatile four-bedroom detached home offering well-balanced accommodation across two floors, with two reception areas, a separate kitchen, ground-floor WC, en-suite principal bedroom, additional bathroom facilities, garage, generous parking and an enclosed garden. The property provides an excellent opportunity for those looking for a comfortable and practical family home in Horndean.

Call today to arrange a viewing
02392 232 888
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PROPERTY INFORMATION

ANTI MONEY LAUNDERING
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

EAST HAMPSHIRE DISTRICT COUNCIL TAX BAND
East Hampshire District Council: BAND E

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!

OFFER VERIFICATION 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.

PROPERTY REMOVALS
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 QUOTES
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.

TENURE OF PROPERTY
Freehold

LIVING/DINING ROOM
24'7" x 11'9" (7.50 x 3.60)

KITCHEN
12'5" x 9'1" (3.81 x 2.78)

GARAGE
17'5" x 6'11" (5.32 x 2.11)

DINING ROOM
10'2" x 7'10" (3.11 x 2.40)

KITCHEN
12'5" x 9'1" (3.81 x 2.78)

BEDROOM ONE
14'11" x 8'4" (4.57 x 2.56)

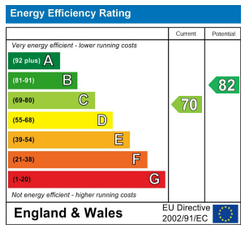
BEDROOM TWO
12'6" x 11'8" (3.82 x 3.57)

BEDROOM THREE
12'1" x 7'11" (3.70 x 2.43)

BEDROOM FOUR
10'7" x 8'7" (3.25 x 2.64)

EN SUITE
6'10" x 3'9" (2.09 x 1.16)

SHOWER ROOM
6'9" x 5'4" (2.08 x 1.65)



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