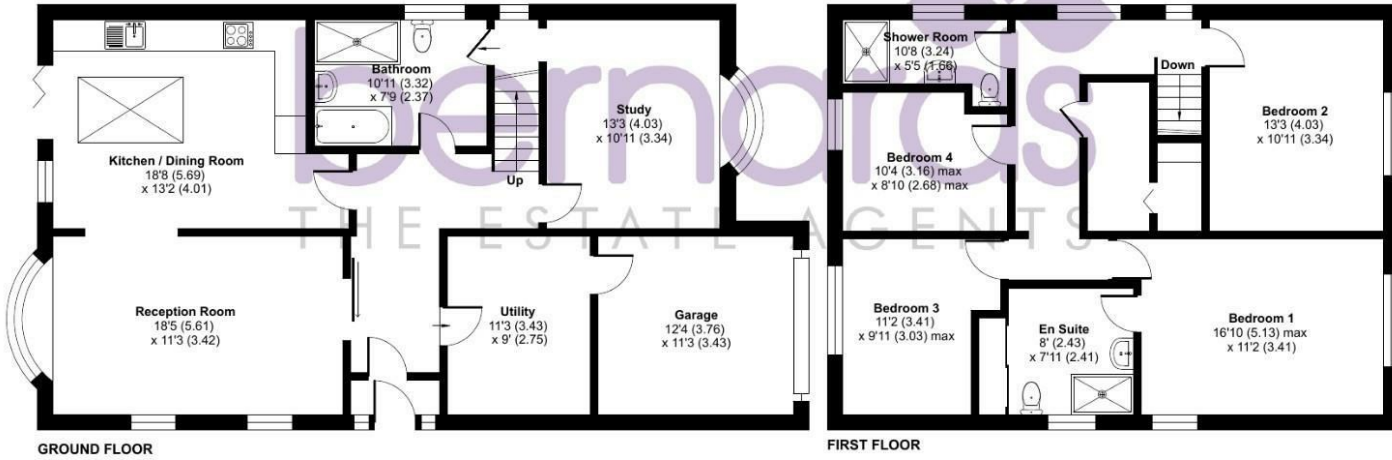
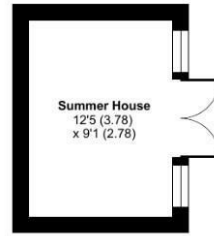




Hart Plain Avenue, Waterlooville, PO8

Approximate Area = 1817 sq ft / 168.8 sq m
Garage = 138 sq ft / 12.8 sq m
Outbuilding = 113 sq ft / 10.4 sq m
Total = 2068 sq ft / 192 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 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1464795



Guide Price £575,000

Hart Plain Avenue, Waterlooville PO8 8RX



HIGHLIGHTS

- FOUR BEDROOMS
- THREE BATHROOMS
- UTILITY ROOM
- OFF ROAD PARKING
- GARAGE
- OVER 2000 SQUARE FT
- STUDY
- LARGE GARDEN
- SUMMER HOUSE
- VIEWING ADVISED

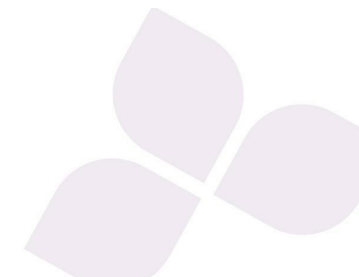
Situated on Hart Plain Avenue in the charming town of Waterlooville, this impressive detached house presents a wonderful opportunity for families seeking spacious and versatile living. As you step inside, you are greeted by a well-thought-out layout that caters to modern family life. To your left, the inviting living room flows seamlessly into a generous kitchen diner, perfect for both everyday meals and entertaining guests. On the right, a practical utility room enhances the functionality of the home, while a conveniently located downstairs bathroom adds to the ease of living.

Adjacent to the stairs, you will find a versatile reception room that can serve as a study or playroom, providing additional

space for your family's needs. Ascending to the first floor, you will discover four well-proportioned bedrooms, including a recently added ensuite, ensuring comfort and privacy for all. The property also boasts a family bathroom and a separate shower room, catering to the demands of a busy household.

Outside, the good-sized garden offers a delightful retreat, complete with a charming summer house, ideal for relaxation or hobbies. Finished to a high standard, this property is not only aesthetically pleasing but also practical for everyday living. With its flexible accommodation and prime location, this home is a must-see for those looking to settle in Waterlooville. We highly recommend scheduling a viewing to fully appreciate all that this exceptional 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



PROPERTY INFORMATION

KITCHEN/DINER
18'8" x 13'1" (5.69 x 4.01)

RECEPTION ROOM
18'4" x 11'2" (5.61 x 3.42)

STUDY
13'2" x 10'11" (4.03 x 3.34)

UTILITY
11'3" x 9'0" (3.43 x 2.75)

BATHROOM
10'10" x 7'9" (3.32 x 2.37)

BEDROOM ONE
16'9" x 11'2" (5.13 x 3.41)

EN SUITE
7'11" x 7'10" (2.43 x 2.41)

BEDROOM TWO
13'2" x 10'11" (4.03 x 3.34)

BEDROOM THREE
11'2" x 9'11" (3.41 x 3.03)

SHOWER ROOM
10'7" x 5'6" (3.24 x 1.68)

BEDROOM FOUR
10'4" x 8'9" (3.16 x 2.68)

GARAGE
12'4" x 11'3" (3.76 x 3.43)

GARDEN

SUMMER HOUSE
12'4" x 9'1" (3.78 x 2.78)

COUNCIL TAX BAND
The local authority is Havant borough council.
BAND : YEARLY £ :
MONTHLY £ :

MORTGAGE SERVICE
We offer financial services here at Bernards. If you would like to review your

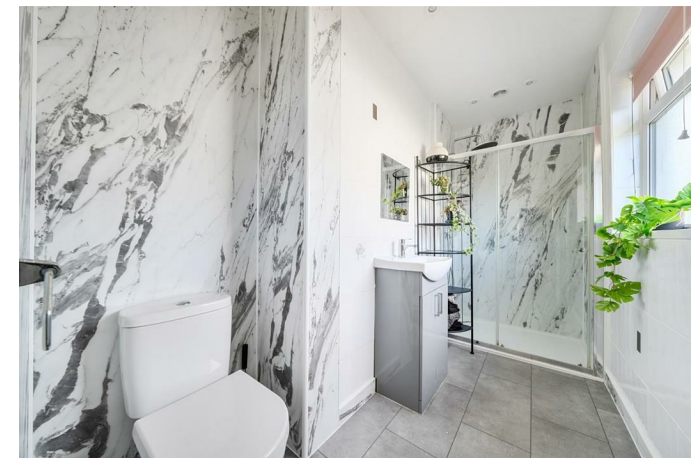
current Agreement In Principle or are yet to source a lender then we can certainly help.

OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with 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 worldly 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	
Current	Potential
77	85

Very energy efficient - lower running costs
(82 plus) A
(69-81) B
(55-68) C
(39-54) D
(21-38) E
(1-20) 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.bernardsestates.co.uk

