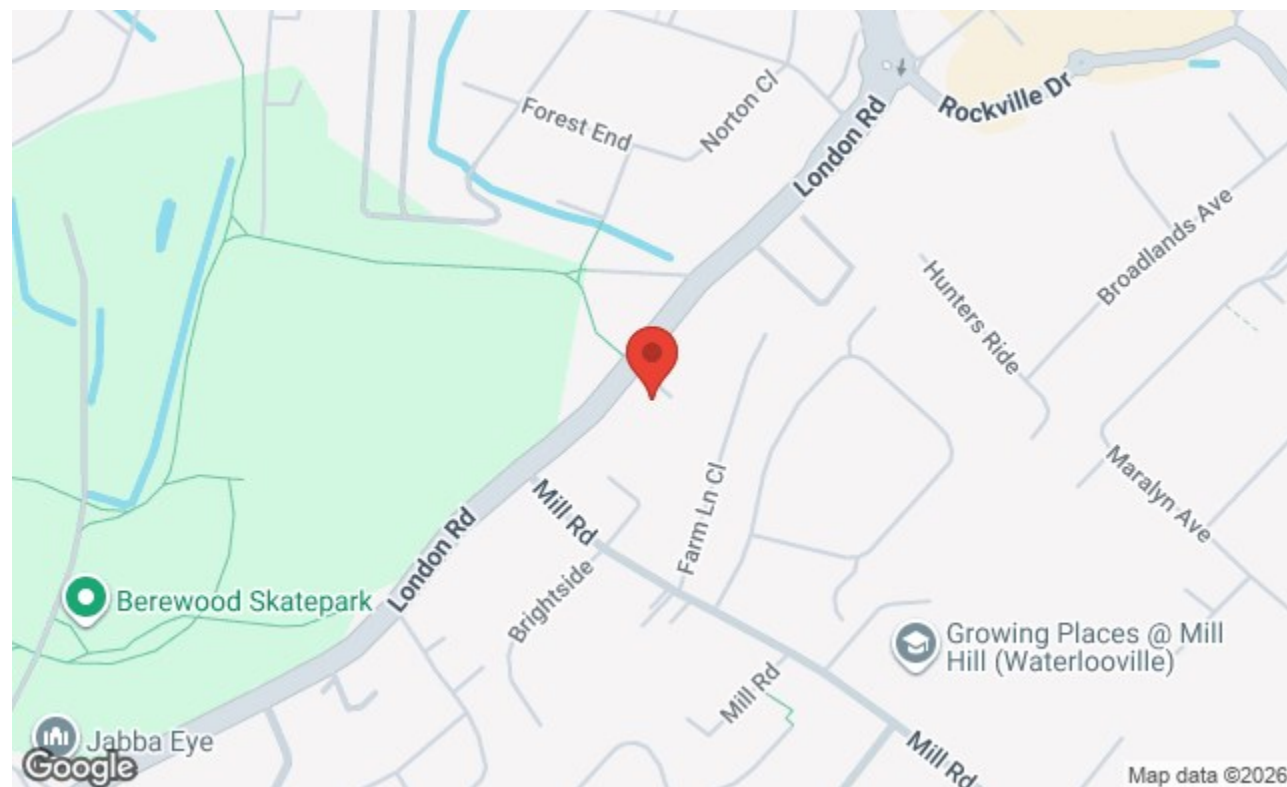


TOTAL FLOOR AREA: 1931 sq.ft. (179.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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



Offers In Excess Of £525,000

London Road, Waterlooville PO7 7AN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DETACHED CHALET
- ❖ FIVE DOUBLE BEDROOMS
- ❖ 31 FT 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 seen.

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 a 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 room.

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)
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

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" 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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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