

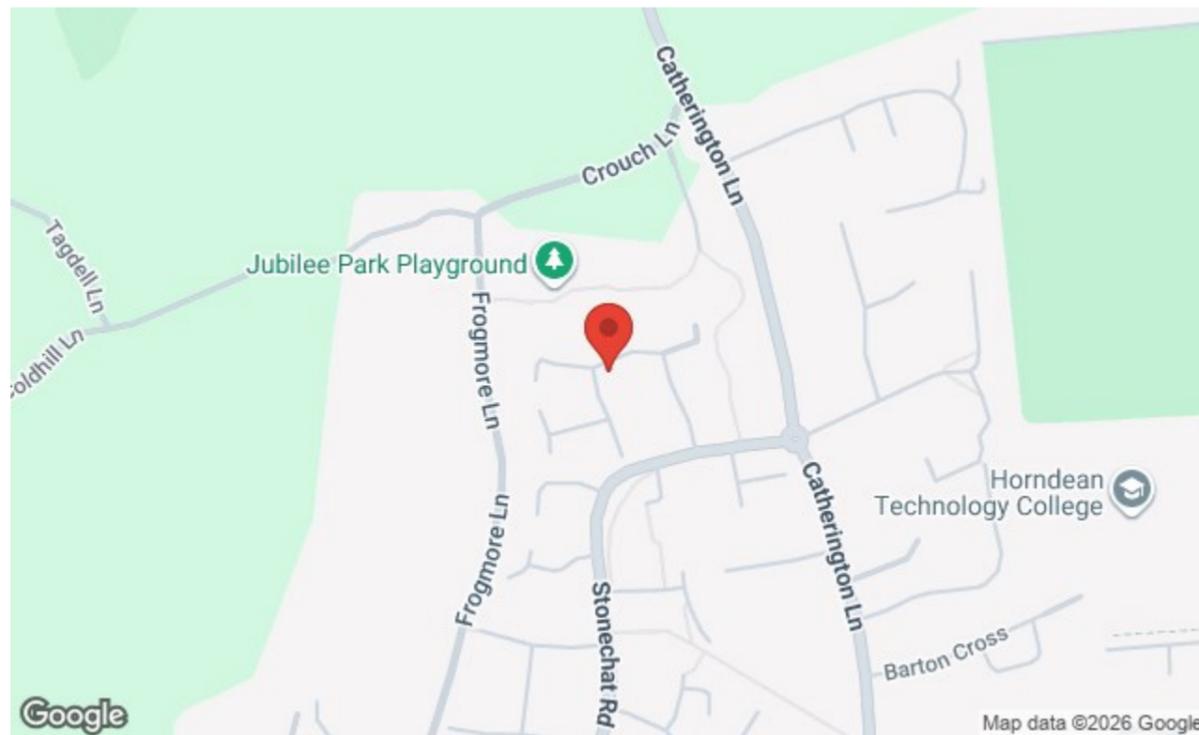
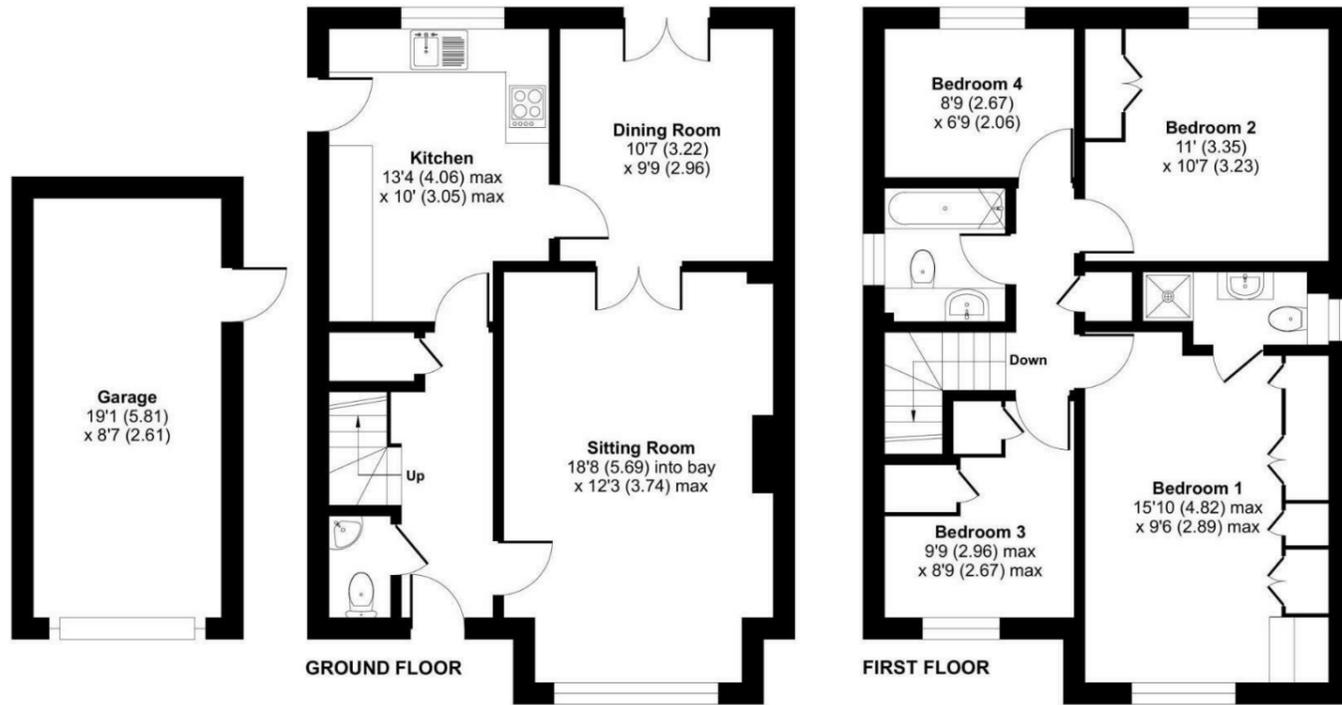


Offers In Excess Of £480,000

Avocet Way, Waterlooville PO8 9YE



Approximate Area = 1143 sq ft / 106.2 sq m
Garage = 163 sq ft / 15.1 sq m
Total = 1306 sq ft / 121.3 sq m
For identification only - Not to scale



HIGHLIGHTS

- FOUR BEDROOMS
- DETACHED
- GARAGE
- OFF ROAD PARKING
- TWO RECEPTIONS
- EN-SUITE
- HORNDEAN LOCATION
- CLOSE TO AMENITIES
- A MUST VIEW
- ONE NOT TO BE MISSED

Nestled in the charming cul-de-sac of Avocet Way, Horndean, this delightful four-bedroom detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,306 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

The heart of the home features a well-appointed kitchen that flows seamlessly into the dining area, creating a warm and inviting atmosphere. The master bedroom is a true retreat, complete with an en-suite bathroom for added privacy and convenience. Three additional bedrooms provide ample space for family or guests, ensuring everyone has their own sanctuary.

The property is complemented by two well-maintained bathrooms, catering to the needs of a busy household. Outside, you will find a garage along with off-road parking for up to three vehicles, making it easy for you and your visitors to come and go with ease.

Situated in the peaceful village of Horndean, this home is perfect for those seeking a tranquil lifestyle while still being within reach of local amenities. With its generous living space and desirable location, this detached house is an excellent opportunity for families or anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely property your new home.

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

KITCHEN
13'3" x 10'0" (4.06 x 3.05)

SITTING ROOM
18'8" x 12'3" (5.69 x 3.74)

DINING ROOM
10'6" x 9'8" (3.22 x 2.96)

W.C.

LANDING

BEDROOM 1
15'9" x 9'5" (4.82 x 2.89)

EN-SUITE

BEDROOM 2
10'11" x 10'7" (3.35 x 3.23)

BEDROOM 3
9'8" x 8'9" (2.96 x 2.67)

BEDROOM 4
8'9" x 6'9" (2.67 x 2.06)

BATHROOM

GARAGE
19'0" x 8'6" (5.81 x 2.61)

PARKING

COUNCIL TAX BAND
The local authority is Havant borough council.
BAND : E YEARLY £2728

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.

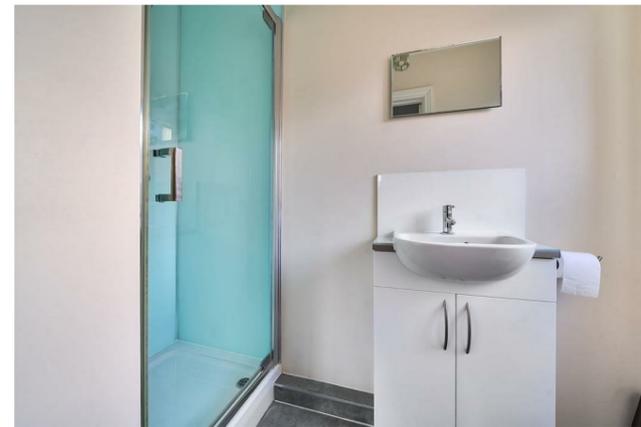
REMOVALS

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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		69	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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