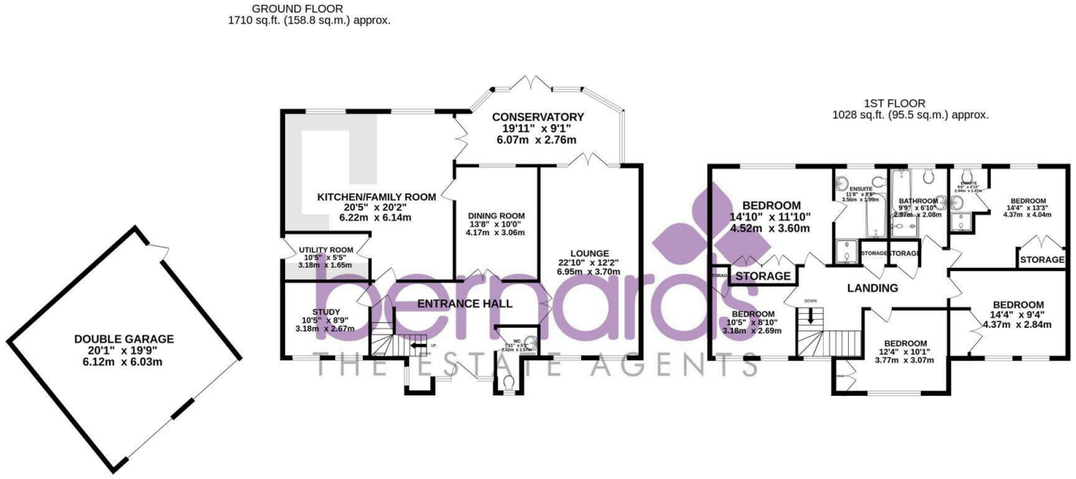


TOTAL FLOOR AREA : 2737 sq.ft. (254.3 sq.m.) approx.

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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79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

# Offers In Excess Of £875,000

## Highlands Road, Fareham PO16 7XJ

bernards THE ESTATE AGENTS

5 3 3

## HIGHLIGHTS

- FIVE DOUBLE BEDROOMS
- DETACHED HOME
- HIGH SPECIFICATION
- FULLY REFURBISHED
- DETACHED DOUBLE GARAGE
- WRAP AROUND GARDEN
- THREE BATHROOMS
- LARGE KITCHEN/FAMILY ROOM
- SEPARATE DINING ROOM & STUDY
- 19FT CONSERVATORY

***EXECUTIVE FIVE BEDROOM FAMILY HOME***

We are delighted to welcome to the market this exceptional, five bedroom, detached property in the heart of the highly sought after location of Highlands Road, Fareham. This wonderful property has space in abundance across two floors and would make a wonderful home for a large family, with the addition of a large wrap around garden and detached double garage. Externally, this detached property has off road parking for multiple cars, along with access to the double garage providing additional parking or valuable storage and side access to the rear. As you enter the property, it is immediately clear that is has been lovingly cared for and maintained. Upon entry via the large entrance hall, you have access to all the ground floor accommodation. The ground floor consists of a spacious lounge, which measures over 22ft in length and is flooded with light from the large patio doors to the rear which also accesses the spacious conservatory. The conservatory acts as a wonderful retreat overlooking the immaculate rear garden. Installed less that a year ago, the kitchen is an incredible family space, with integrated Smeg appliances, a breakfast bar and ample space for a family, with separate access into the dining room and utility. The ground floor is completed by the large study and modern w.c. The large rear garden is arranged around the side and rear of the property and is a fantastic size, mostly laid to lawn, it includes multiple patio areas and access to the double garage. Measuring 20' x 19', the garage has ample space to park two cars, or the potential to convert into further accommodation. Moving to the first floor, the property has five double bedrooms, with every bedroom benefitting from built in storage and bedrooms one and two enjoying newly installed ensuite bathrooms. The remaining three bedrooms are all served by the four piece family bathroom, that again has been recently installed.

We strongly recommend a viewing!

Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk

# PROPERTY INFORMATION

**ENTRANCE HALL**
20' x 11'7" (6.10m x 3.53m)

**LOUNGE**
22'10" x 12'2" (6.96m x 3.71m)

**DINING ROOM**
10' x 13'8" (3.05m x 4.17m)

**STUDY**
10'5"x 8'9" (3.18mx 2.67m)

**KITCHEN/FAMILY ROOM**
20'5" x 20'2" (6.22m x 6.15m)

**UTILITY ROOM**
5'5" x 10'5" (1.65m x 3.18m)

**CONSERVATORY**
19'11" x 9'1" (6.07m x 2.77m)

**W.C**
7'11" x 5'2" (2.41m x 1.57m)

**BEDROOM ONE**
14'10" x 11'10" (4.52m x 3.61m)

**ENSUITE**
11'8" x 6'6" (3.56m x 1.98m)

**BEDROOM TWO**
14'4" x 13'3" (4.37m x 4.04m)

**ENSUITE**
8'1" x 4'10" (2.46m x 1.47m)

**BEDROOM THREE**
14'4" x 9'4" (4.37m x 2.84m)

**BEDROOM FOUR**
10'1" x 12'4" (3.07m x 3.76m)

**BEDROOM FIVE**
10'5" x 8'10" (3.18m x 2.69m)

**BATHROOM**
9'9"x 6'10" (2.97mx 2.08m)

**DOUBLE GARAGE**
20'1" x 19'9" (6.12m x 6.02m)

**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

**BERNARDS 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!

**COUNCIL TAX BAND G**

**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.

**COUNCIL TAX BAND G**

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Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.
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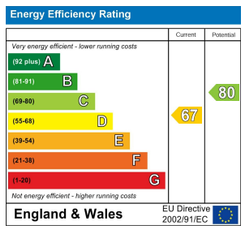


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