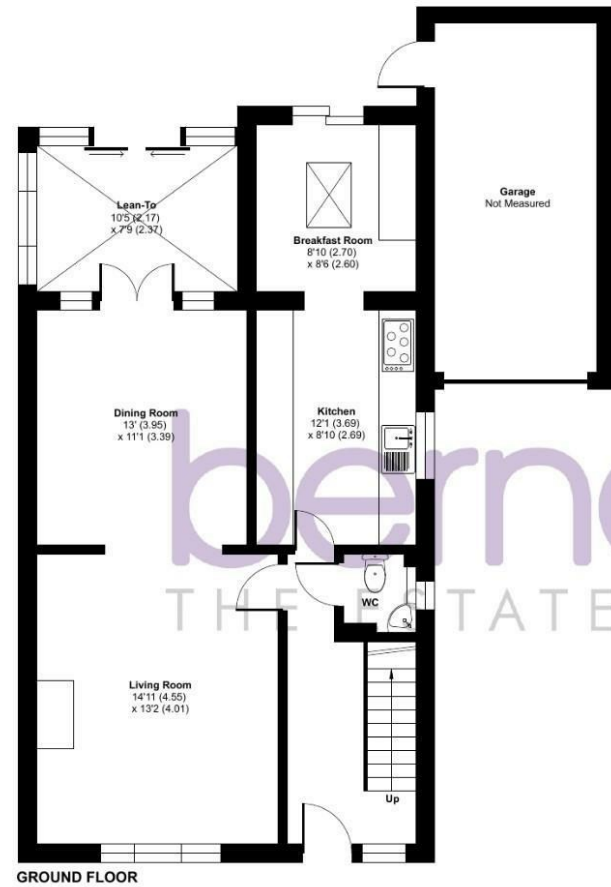


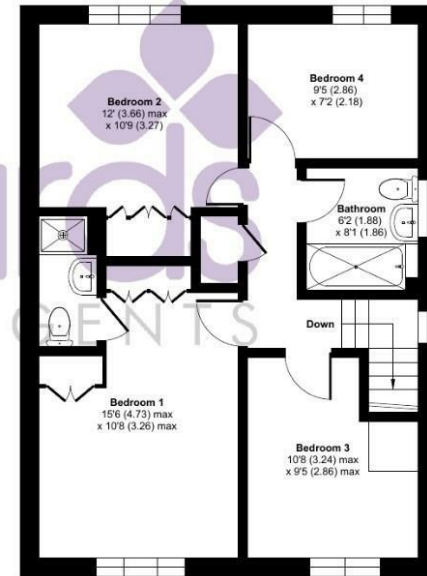
Lysander Way, Waterlooville, PO7

Approximate Area = 1330 sq ft / 123.5 sq m (excludes garage)

For identification only - Not to scale

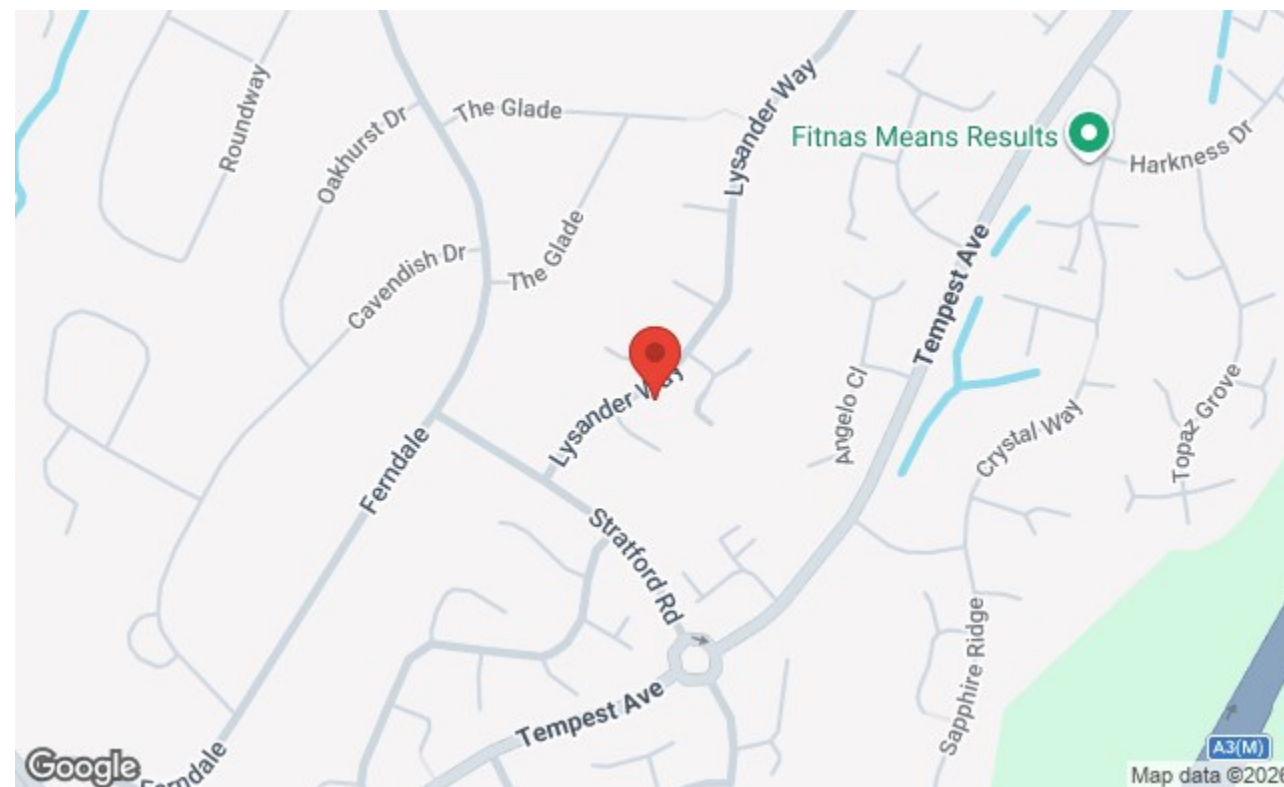


GROUND FLOOR



FIRST FLOOR

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: 1416405



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



Asking Price £425,000

Lysander Way, Waterlooville PO7 8LE

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ FOUR BEDROOMS
- ❖ EN-SUITE TO MASTER
- ❖ TWO RECEPTION ROOMS
- ❖ ADDITIONAL BREAKFAST ROOM
- ❖ GARAGE
- ❖ PARKING FOR TWO CARS
- ❖ TEMPEST LOCATION
- ❖ CLOSE TO LOCAL SHOPS
- ❖ A MUST VIEW

Nestled in the desirable area of Lysander Way, Waterlooville, this splendid four-bedroom detached family home offers a perfect blend of comfort and convenience. As you enter, you are welcomed into a spacious reception room, ideal for family gatherings or entertaining guests. The property boasts four well-proportioned bedrooms, with the master bedroom featuring an en-suite bathroom, providing a private sanctuary for relaxation.

The heart of the home is undoubtedly the kitchen, which includes a charming breakfast room, perfect for enjoying leisurely mornings with loved ones. The layout is designed to cater to modern family living, ensuring that every member of the household has their own space.

In addition to the generous living areas, this property also benefits from two bathrooms, making it practical for family life. The garage offers secure parking, and there is additional space for two cars, ensuring that parking is never a concern.

Situated in a tranquil location, this home is conveniently close to local shops and bus routes, making it easy to access all the amenities you may need. Whether you are looking for a family home or a place to settle down, this property on Lysander Way is an excellent choice, combining comfort, space, and accessibility in one attractive package. Don't miss the opportunity to make this delightful house your new home.

Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM

14'11" x 13'1" (4.55 x 4.01)

DINING ROOM

12'11" x 11'1" (3.95 x 3.39)

KITCHEN

12'1" x 8'9" (3.69 x 2.69)

BREAKFAST ROOM

8'10" x 8'6" (2.70 x 2.60)

LEAN TO

7'1" x 7'9" (2.17 x 2.37)

LANDING

BEDROOM 1

15'6" x 10'8" (4.73 x 3.26)

EN-SUITE

BEDROOM 2

12'0" x 10'8" (3.66 x 3.27)

BEDROOM 3

10'7" x 9'4" (3.24 x 2.86)

BEDROOM 4

9'4" x 7'1" (2.86 x 2.18)

BATHROOM

6'2" x 6'1" (1.88 x 1.86)

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!

COUNCIL TAX BAND

The local authority is Havant borough council. BAND : D YEARLY £2213



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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