

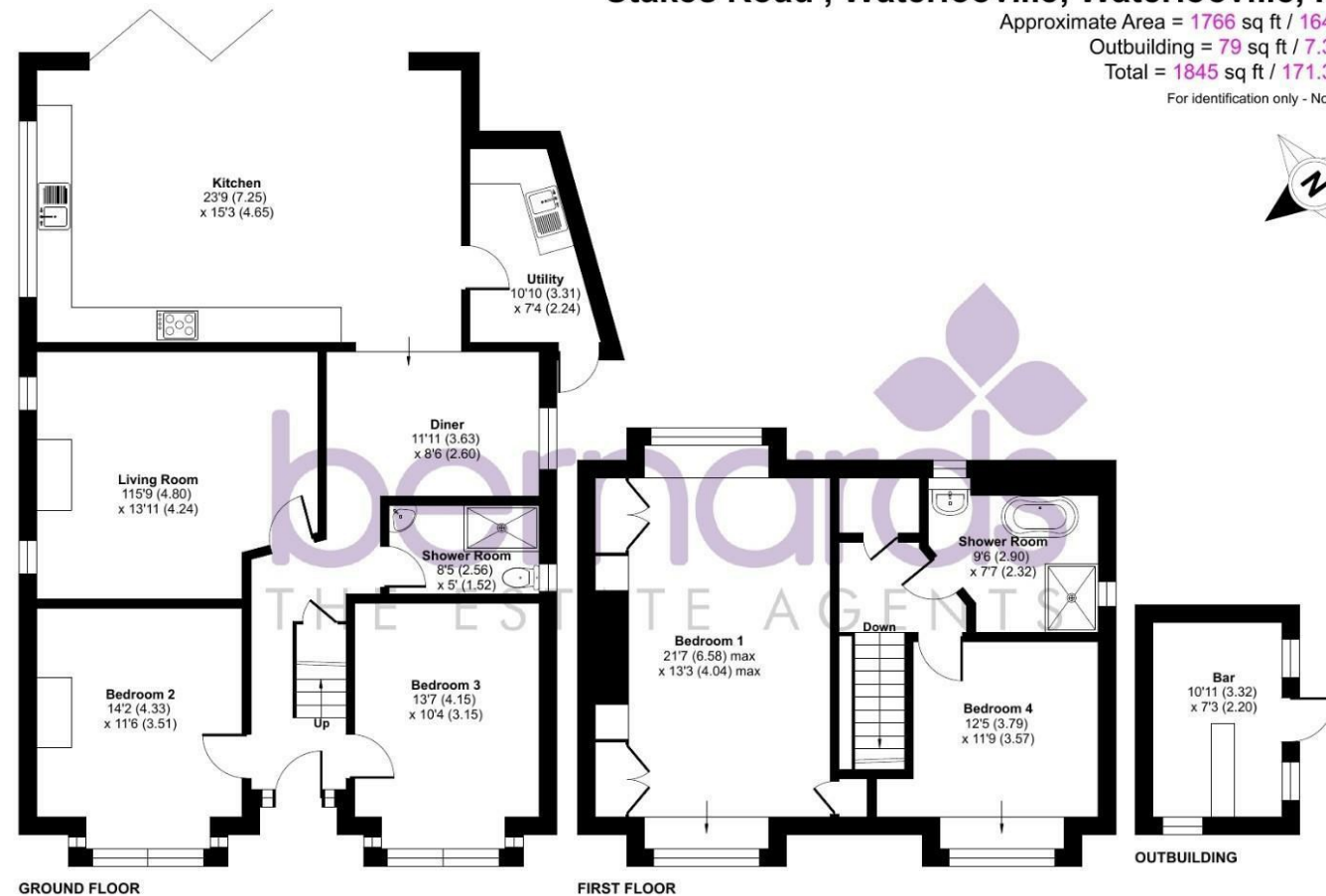
Stakes Road , Waterloooville, Waterloooville, PO7

Approximate Area = 1766 sq ft / 164 sq m

Outbuilding = 79 sq ft / 7.3 sq m

Total = 1845 sq ft / 171.3 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). © nichcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1453347



Offers In Excess Of £600,000

Stakes Road, Waterloooville PO7 5NA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ DETACHED FAMILY HOME
- ❖ GROUND FLOOR SHOWER
- ❖ TWO RECEPTION ROOMS
- ❖ KITCHEN DINER
- ❖ UTILITY ROOM
- ❖ FIRST FLOOR FAMILY BATHROOM
- ❖ OUTDOOR BAR
- ❖ OFF ROAD PARKING
- ❖ ONE NOT TO BE MISSED

Nestled in the desirable area of Stakes Road, Waterloooville, this impressive four-bedroom detached house offers a perfect blend of space, comfort, and modern living. Spanning an expansive 1,845 square feet, this property is ideal for families seeking a welcoming home.

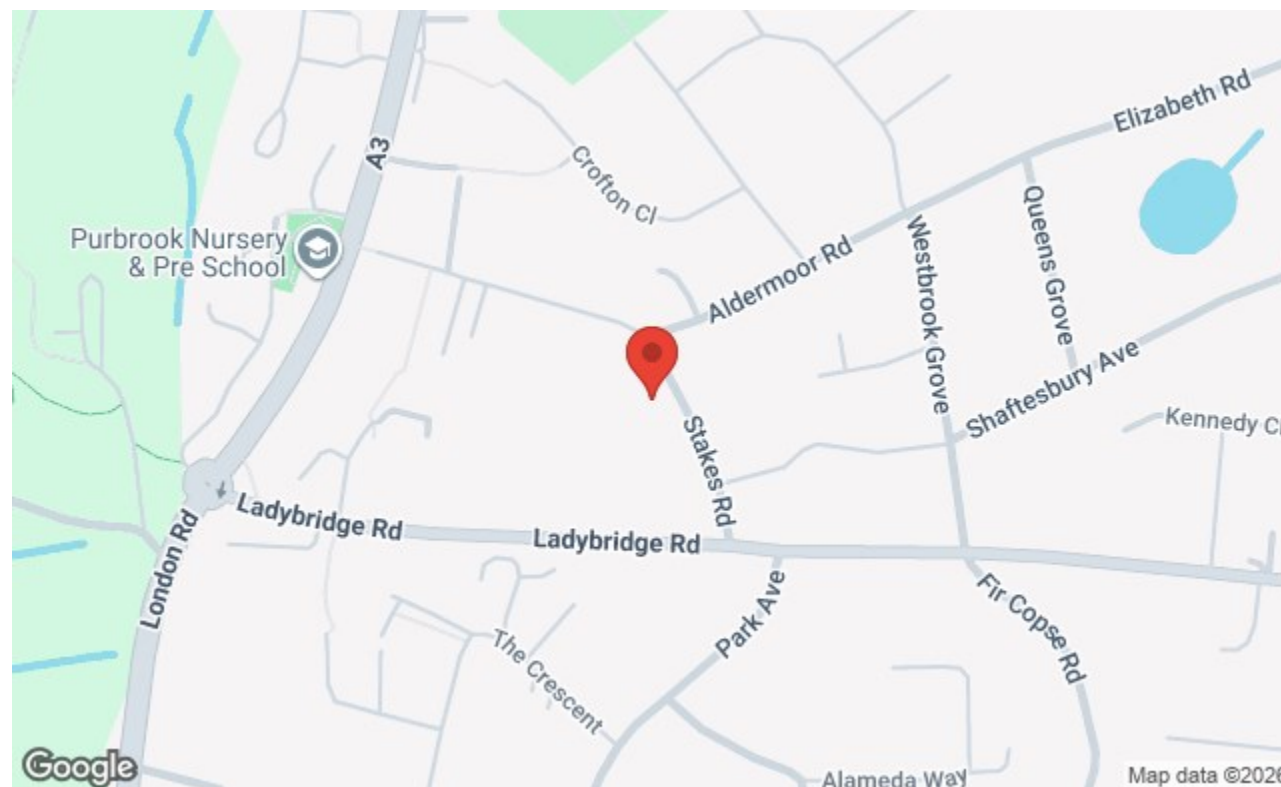
Upon entering, you are greeted by two generous reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home is undoubtedly the well-appointed kitchen diner, which is perfect for family meals and gatherings. Additionally, a convenient utility room enhances functionality, making daily chores a breeze.

The ground floor also features a stylish shower room, adding to the practicality of the layout alongside the two ground floor bedrooms. Upstairs, you will find a further two bedrooms, each offering a peaceful retreat for rest and

relaxation. The well-designed bathrooms ensure that morning routines are efficient and enjoyable.

One of the standout features of this property is the outdoor bar, which presents a fantastic opportunity for alfresco entertaining during the warmer months. Imagine hosting friends and family in your own private oasis, creating lasting memories in a delightful setting.

This detached house is not just a home; it is a lifestyle choice, offering both comfort and convenience in a sought-after location. With its generous living spaces and outdoor entertaining area, this property is sure to appeal to those looking for a family home that meets all their needs. Don't miss the chance to make this wonderful house your new home.



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



Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

BEDROOM 2

14'2" x 11'6" (4.33 x 3.51)

BEDROOM 3

13'7" x 10'4" (4.15 x 3.15)

LIVING ROOM

15'8" x 13'10" (4.80 x 4.24)

DINER

11'10" x 8'6" (3.63 x 2.60)

SHOWER ROOM

8'4" x 4'11" (2.56 x 1.52)

KITCHEN

23'9" x 15'3" (7.25 x 4.65)

UTILITY ROOM

10'10" x 7'4" (3.31 x 2.24)

LANDING

BEDROOM 1

21'7" x 13'3" (6.58 x 4.04)

BEDROOM 4

12'5" x 11'8" (3.79 x 3.57)

SHOWER ROOM

9'6" x 7'7" (2.90 x 2.32)

OUTBUILDING/BAR

10'10" x 7'2" (3.32 x 2.20)

OFF ROAD PARKING

COUNCIL TAX BAND

The local authority is Havant borough council.
BAND : E YEARLY £2705

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
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	70	75
England & Wales		



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

