

Offers In Excess Of £650,000

London Road, Waterloooville PO8 0BX

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ FIVE DOUBLE BEDROOMS
- ❖ DETACHED
- ❖ LARGE DRIVEWAY
- ❖ TWO GARAGES
- ❖ OVERLOOKING MEADOWS
- ❖ THREE BATHROOMS
- ❖ DRESSING ROOM
- ❖ FLEXIBLE ACCOMODATION
- ❖ KITCHEN/LOUNGE/DINER
- ❖ VIEWING ADVISED

Situated on London Road in Horndean, Waterloooville, this impressive five-bedroom house offers a wealth of flexible accommodation, perfect for families or those seeking extra space. Each of the five bedrooms is generously sized, ensuring comfort and privacy for all occupants.

The property boasts three well-appointed bathrooms, providing convenience for busy mornings and ensuring that everyone has ample facilities at their disposal. The large driveway offers plenty of parking space, making it ideal for families with multiple

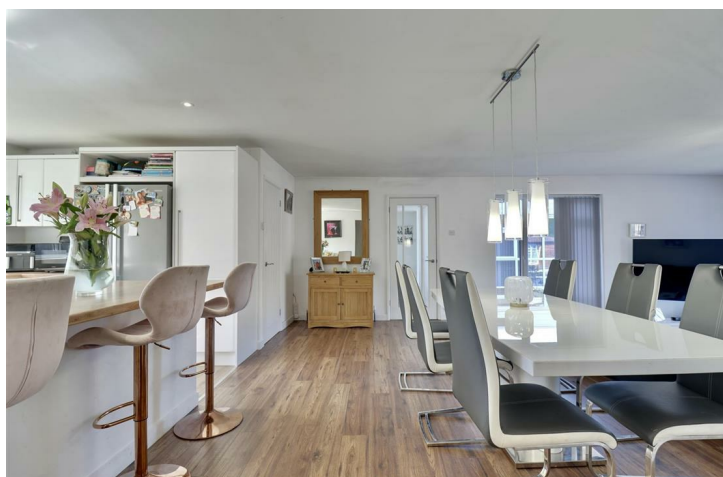
vehicles or for entertaining guests. Additionally, the presence of two garages adds further practicality, providing secure storage for vehicles or additional space for hobbies.

This home is not only spacious but also well-located, with easy access to local amenities and transport links. Viewing is highly advised to fully appreciate the potential this property has to offer. Whether you are looking for a family home or a property with versatile living options, this house on London Road is sure to meet your needs.

Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# PROPERTY INFORMATION

## KITCHEN/LOUNGE/DINING

33'8" x 16'9" (10.28 x 5.13)

## STUDY

12'2" x 9'10" (3.73 x 3.02)

## BEDROOM ONE

16'3" x 13'7" (4.97 x 4.15)

## DRESSING ROOM

9'8" x 9'8" (2.95 x 2.95)

## ENSUITE

9'8" x 6'3" (2.95 x 1.91)

## BEDROOM

13'10" x 12'5" (4.22 x 3.81)

## ENSUITE

8'6" x 7'1" (2.60 x 2.16)

## BEDROOM/RECEPTION

14'0" x 12'4" (4.27 x 3.78)

## BEDROOM

11'6" x 10'9" (3.51 x 3.30)

## BEDROOM

12'6" x 8'5" (3.83 x 2.59)

## Council tax band D

## 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 you

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		
England & Wales	69	78
EU Directive 2002/91/EC		

Local office so we can verify your financial/Mortgage situation.

## Solicitors

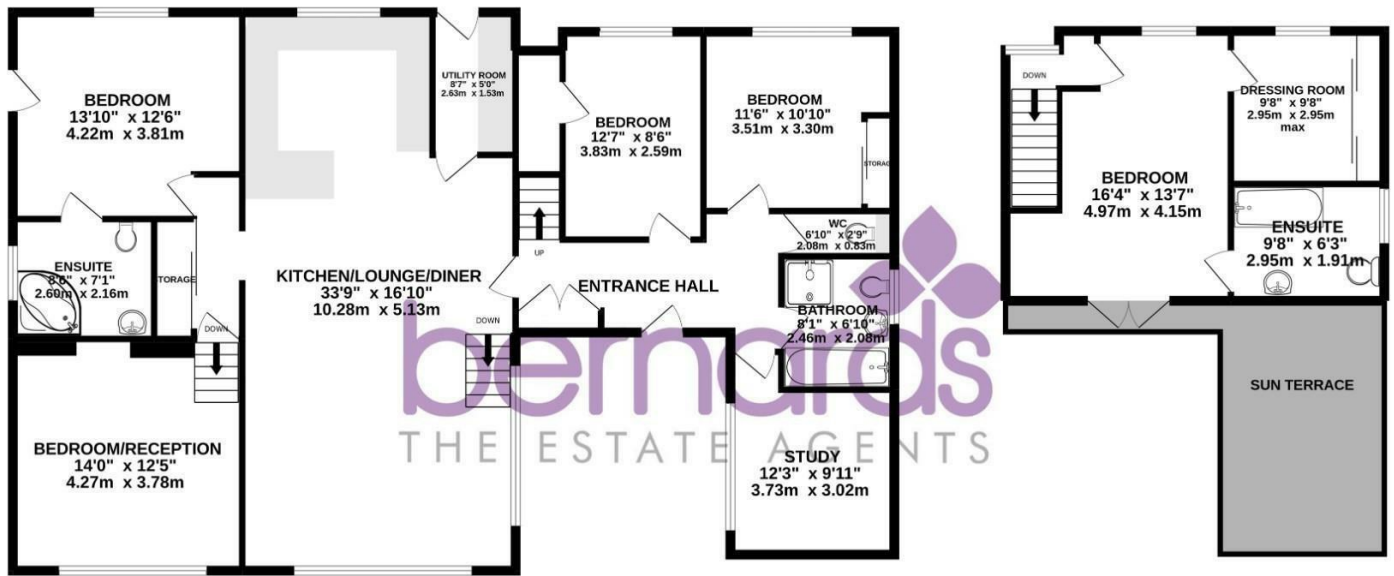
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!



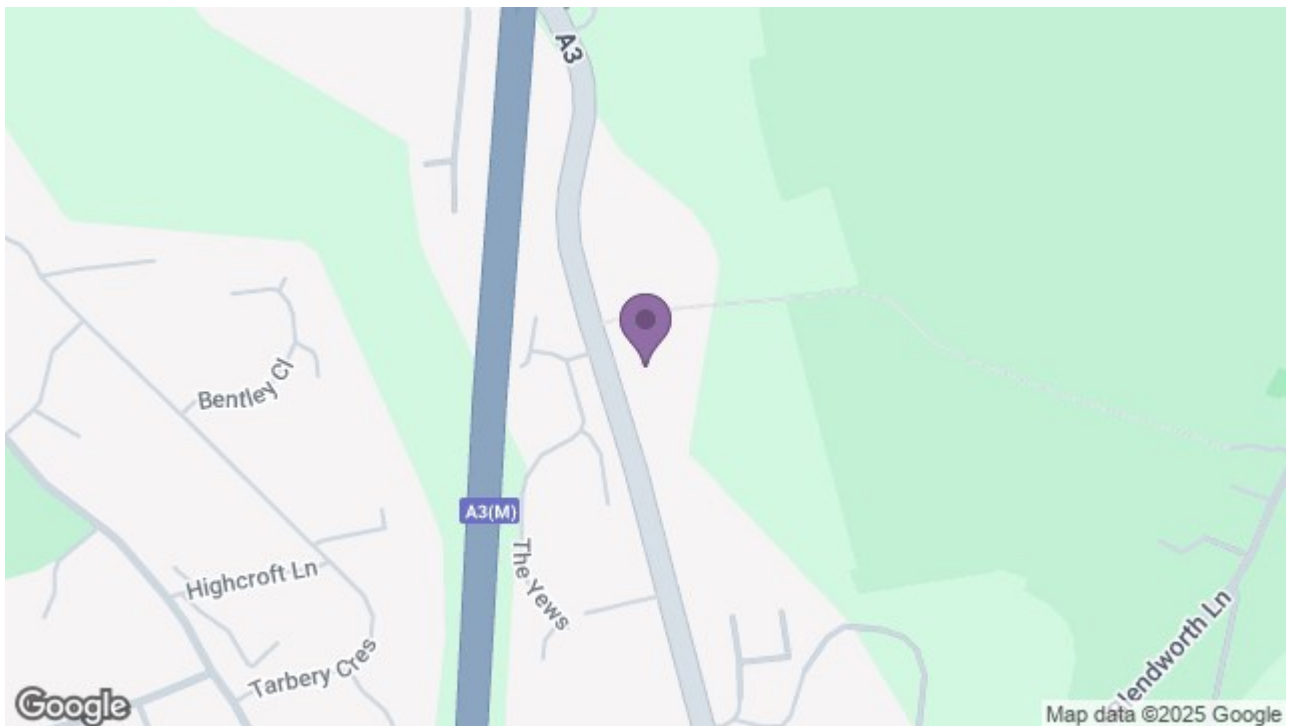
GROUND FLOOR  
1562 sq.ft. (145.1 sq.m.) approx.

1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



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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