

Guide Price £1,050,000

Queens Road, Waterlooville PO7
7SB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ PRIME DETACHED RESIDENCE
- ❖ FIVE BEDROOMS
- ❖ TWO LARGE RECEPTIONS
- ❖ HOME OFFICE
- ❖ INTEGRAL DOUBLE GARAGE
- ❖ PRIVATE ROAD
- ❖ FOUR BATHROOMS
- ❖ IMPRESSIVE SIZE
- ❖ PERFECT FOR LARGE FAMILIES
- ❖ SECLUDED LOCATION

Nestled in the highly desirable Queens Road, Waterlooville, this impressive detached house offers a perfect blend of space and comfort for family living. Boasting five generously sized bedrooms, this property is ideal for those seeking ample room for a growing family or for those who enjoy hosting guests.

The home features a well-appointed family bathroom alongside three convenient ensembles, ensuring that everyone has their own private space. The heart of the home is the spacious kitchen diner, which provides an inviting area for family meals and entertaining. Additionally, a utility room adds practicality to daily chores, while an office and study offer quiet spaces for work or study, catering to the needs of modern

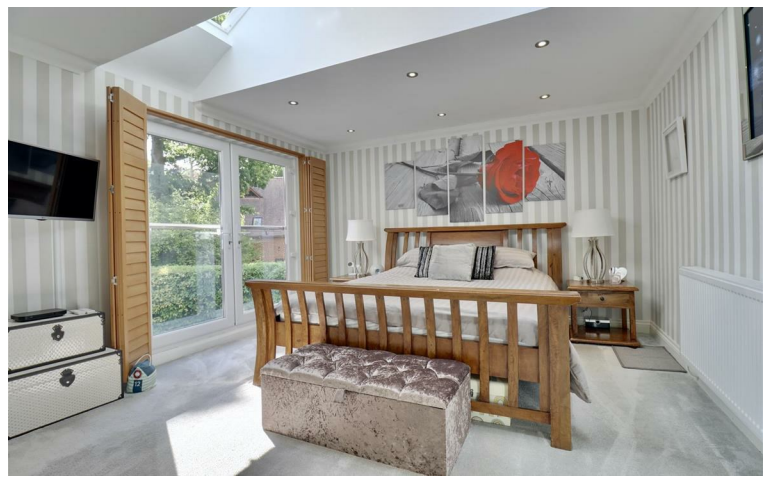
living.

The property is complemented by a double garage, providing secure parking and extra storage space. Set within one of Waterlooville's most sought-after roads, this residence is not only a beautiful home but also benefits from a prime location, close to local amenities and excellent transport links.

This exceptional property is a rare find and presents an outstanding opportunity for those looking to settle in a vibrant community. With its spacious layout and desirable features, it is sure to appeal to discerning buyers seeking a family home in a prime location.

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





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PROPERTY INFORMATION

KITCHEN DINER

25'0" x 10'8" (7.64 x 3.27)

LOUNGE

19'7" x 12'7" (5.97 x 3.86)

UTILITY

7'8" x 6'5" (2.35 x 1.96)

DINING ROOM

12'0" x 12'0" (3.68 x 3.68)

STUDY

8'7" x 6'10" (2.64 x 2.10)

BEDROOM ONE

31'8" x 12'7" (9.66 x 3.86)

ENSUITE

13'8" x 13'5" (4.17 x 4.11)

BEDROOM TWO

13'8" x 13'5" (4.17 x 4.11)

ENSUITE

10'9" x 5'8" (3.28 x 1.74)

BEDROOM THREE

13'4" x 12'0" (4.07 x 3.66)

BEDROOM FOUR

11'9" x 12'0" (3.59 x 3.66)

BEDROOM FIVE

10'9" x 10'8" (3.29 x 3.27)

BATHROOM

9'3" x 7'1" (2.82 x 2.16)

Council tax band

The local authority is Havant borough council.
BAND : G

Tenure - Freehold

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 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

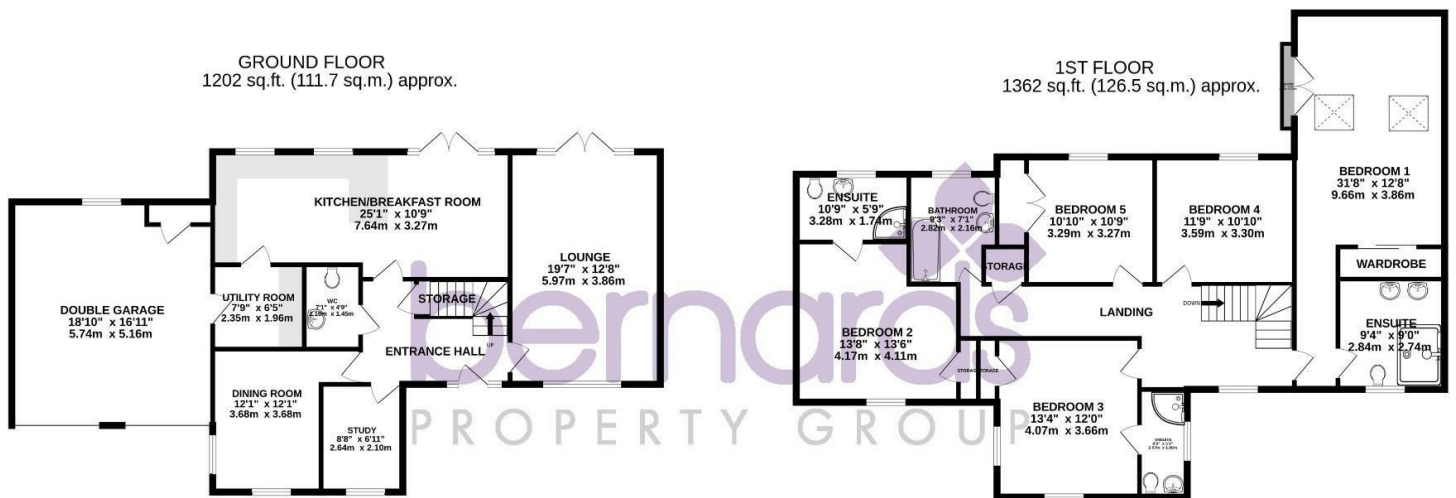
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

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		
England & Wales	80	83
EU Directive 2002/91/EC		

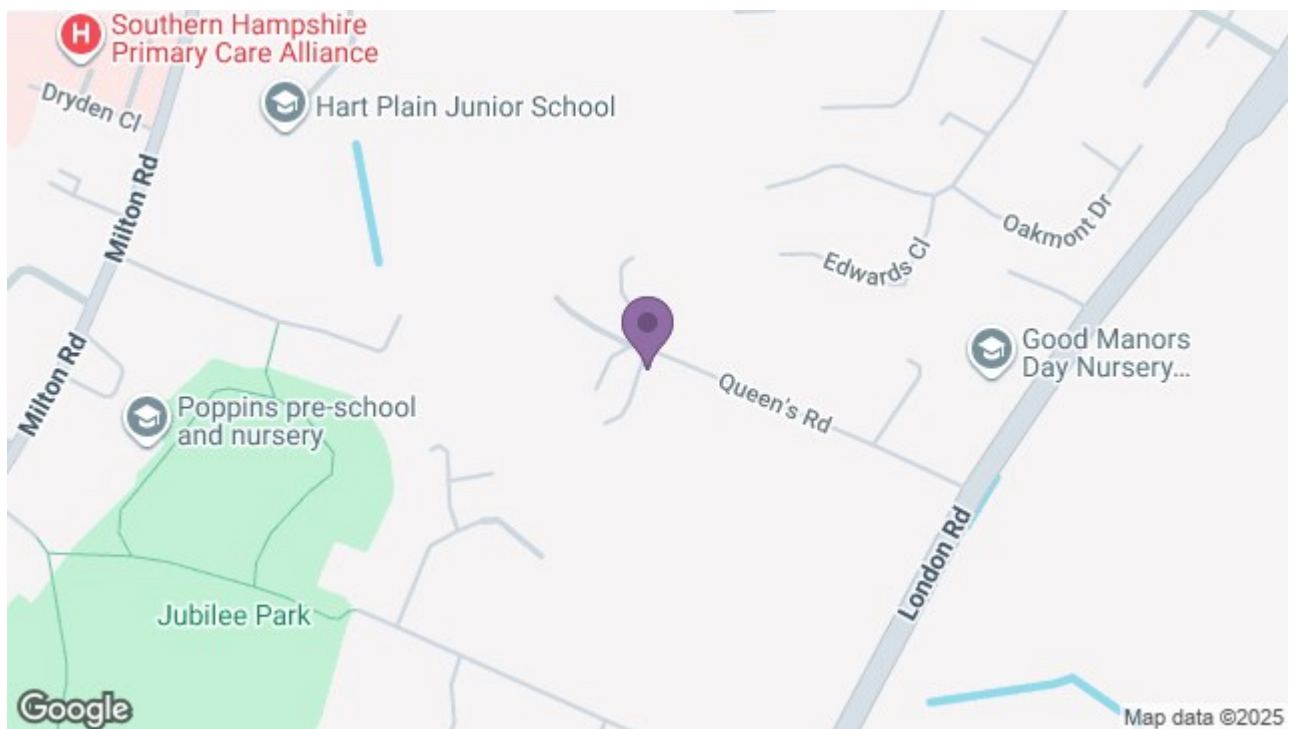




TOTAL FLOOR AREA : 2564 sq.ft. (238.2 sq.m.) approx.

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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