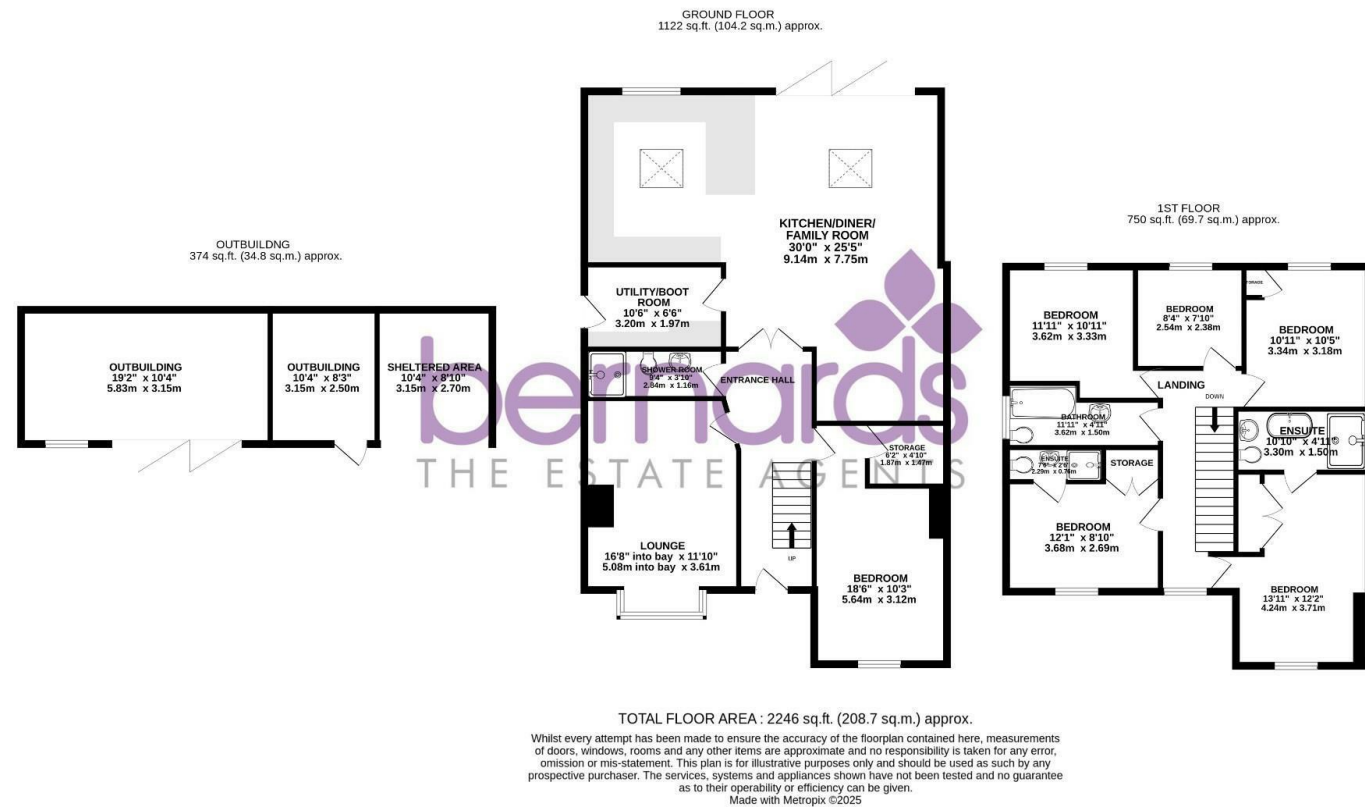




Guide Price £725,000

London Road, Waterlooville PO7 5AB

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ SIX BEDROOMS
- ❖ DETACHED
- ❖ COMPLETE REFURBISHMENT
- ❖ OFF ROAD PARKING
- ❖ VERSATILE LAYOUT
- ❖ FOUR BATHROOMS
- ❖ BOOT ROOM/W.C
- ❖ OUTBUILDINGS
- ❖ NO WORK NEEDED
- ❖ A MUST VIEW

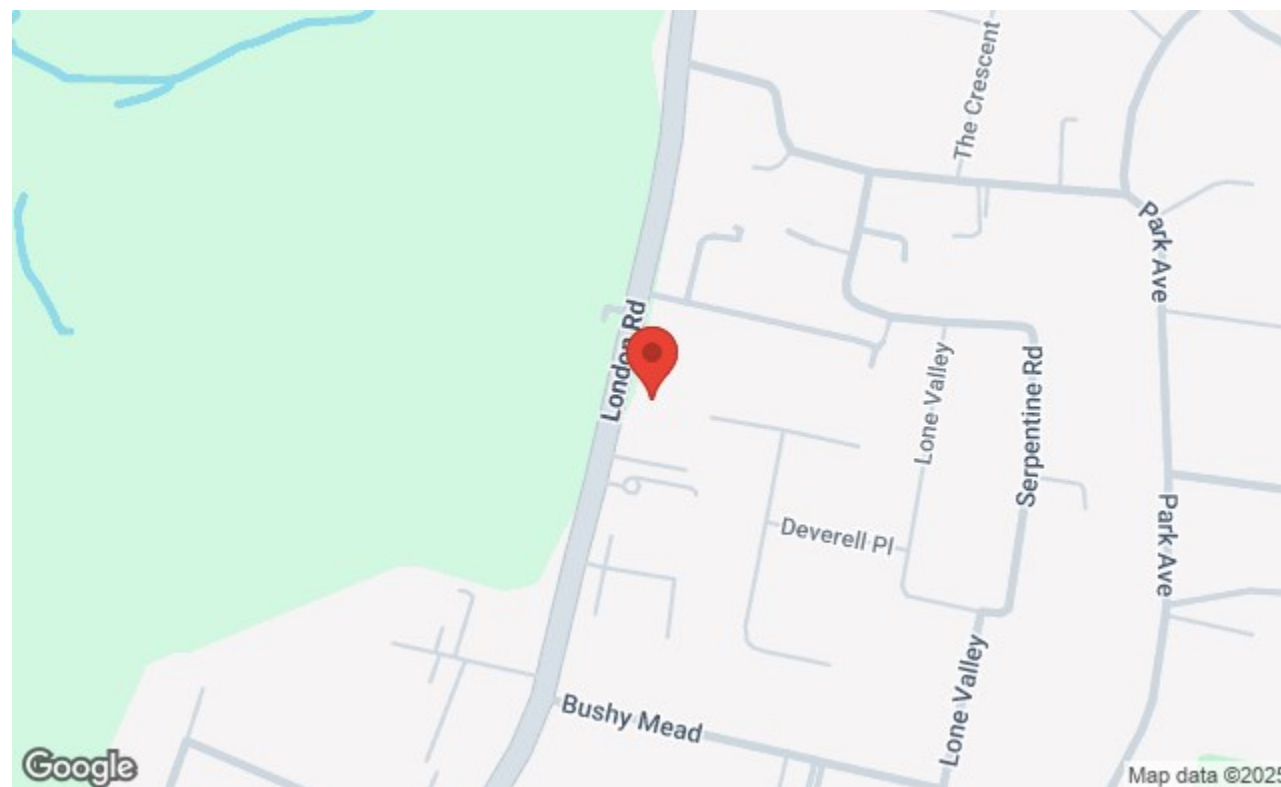
We are proud to welcome this exceptional home on London Road in the desirable area of Widley, Waterlooville. This remarkable detached family home offers an exceptional living experience, having been completely refurbished from top to bottom, the property boasts a fresh and modern aesthetic, making it an ideal choice for families seeking both comfort and style.

Upon entering, you will find a 30ft kitchen/family room that serves as a welcoming hub for family gatherings and entertaining guests. With the addition of a separate lounge to the front, the home features an impressive six bedrooms, providing ample space for family members or guests. The versatile layout is complemented by four well-appointed

bathrooms, ensuring convenience and privacy for all.

The exterior of the property is equally impressive, with a large driveway that offers plenty of parking space. The garden is a delightful retreat, complete with an outbuilding that presents numerous possibilities for use, whether for storage, a workshop, or even a sheltered area for outdoor activities.

This property is situated in a sought-after location, making it a beautiful home. With its blend of modern amenities and spacious living areas, this home is perfect for those looking to settle in a forever home. Don't miss the opportunity to make this stunning property your own.



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



Call today to arrange a viewing  
02392 232 888  
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# PROPERTY INFORMATION

**ENTRANCE HALL**  
7' x 19'11" (2.13m x 6.07m)

**LOUNGE**  
11'10" x 16'8" into bay (3.61m x 5.08m into bay)

**SHOWER ROOM**  
9'4" x 3'10" (2.84m x 1.17m)

**KITCHEN/DINER/FAMILY ROOM**  
30' max x 25'5" (9.14m max x 7.75m)

**BOOT ROOM/UTILITY**  
6'6" x 10'6" (1.98m x 3.20m)

**BEDROOM 6 (GROUND FLOOR)**  
18'6" x 10'3" (5.64m x 3.12m)

**WALK-IN WARDROBE**  
6'2" x 4'10" (1.88m x 1.47m)

**BEDROOM ONE**

**BEDROOM ONE**  
12'2" x 13'11" (3.71m x 4.24m)

**ENSUITE**  
10'10" x 4'11" (3.30m x 1.50m)

**BEDROOM TWO**  
12'1" x 8'10" (3.68m x 2.69m)

**ENSUITE**  
7'6" x 2'6" (2.29m x 0.76m)

**BEDROOM THREE**  
10'11" x 11'11" (3.33m x 3.63m)

**BEDROOM FOUR**  
10'5" x 10'11" (3.18m x 3.33m)

**BEDROOM FIVE**  
8'4" x 7'10" (2.54m x 2.39m)

**FAMILY BATHROOM**  
11'11" x 4'11" (3.63m x 1.50m)

**OUTBUILDING**  
19'2" x 10'4" - 8'3" x 10'4" - 8'10" x 10'4"  
(5.84m x 3.15m - 2.51m x 3.15m - 2.69m x 3.15m)

**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 E**  
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

**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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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