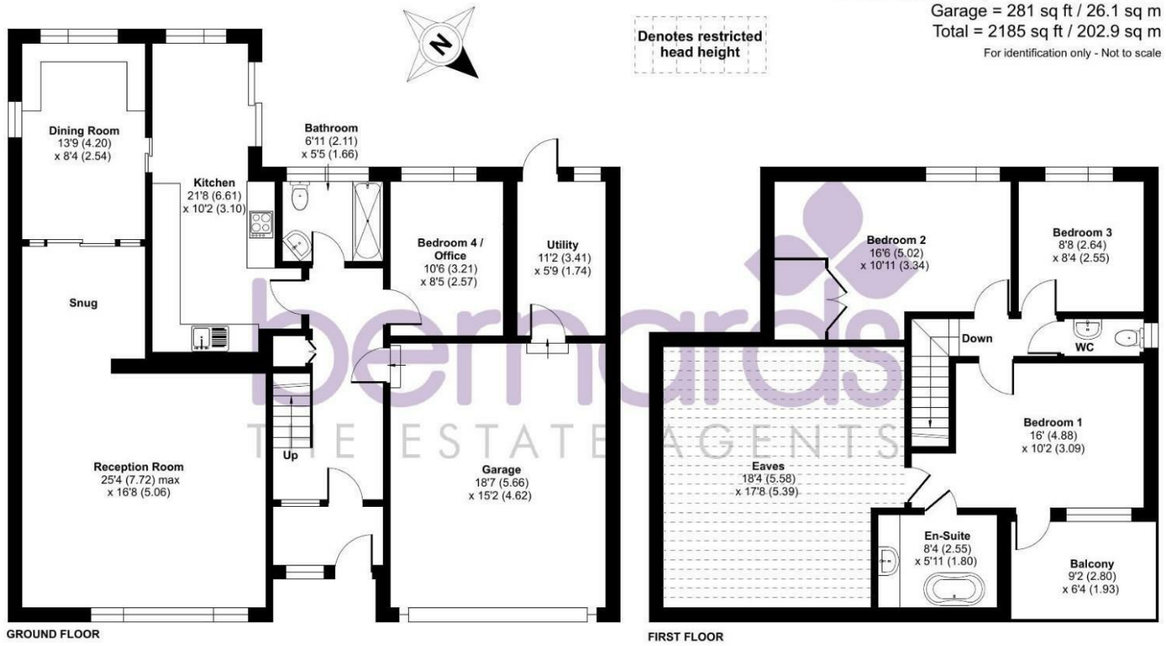
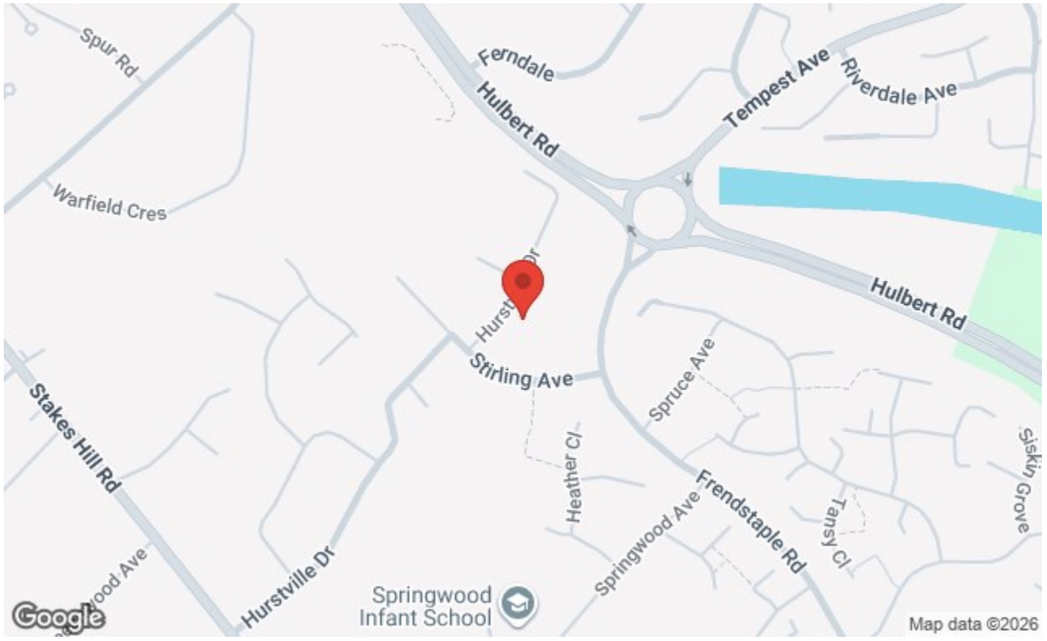
Hurstville Drive, Waterlooville, PO7

Approximate Area = 1595 sq ft / 148.1 sq m
Limited Use Area(s) = 309 sq ft / 28.7 sq m
Garage = 281 sq ft / 26.1 sq m
Total = 2185 sq ft / 202.9 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). ©nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1494749



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

FOR SALE

Guide Price £525,000

Hurstville Drive, Waterlooville PO7 7NE

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4 2 3

HIGHLIGHTS

- Three/Four Bedrooms
- Detached House
- Garage & Driveway
- Three Reception Rooms
- Generously Sized Throughout
- Sun-Trap Garden
- Kitchen & Breakfast Room
- Approximate 2185 sq ft
- Close To Local Amenities
- NO FORWARD CHAIN

NO FORWARD CHAIN An attractive and generously proportioned three/four bedroom detached family home situated in a popular residential area of Waterlooville.

The property offers a versatile layout that is well suited to modern family life. On entering, there is a welcoming hallway leading through to a spacious reception room, providing an excellent main living and entertaining space. There is also a separate dining room, creating a more formal area for family meals and entertaining. The kitchen and breakfast room is particularly generous and offers plenty of room for a good range of units and appliances. There is a further multi-functional reception room which can be used as a office or bedroom. There is downstairs bathroom adding further convenience.

Upstairs, there are three bedrooms. The principal bedroom benefits from an en-suite bathroom and its own balcony, providing a lovely additional feature. The remaining bedrooms offer plenty of flexibility for children or guests. There is also useful eaves storage.

The property further benefits from a double integral garage, providing excellent storage. Externally there is parking for several vehicles. Externally there is a generously sized sun-trap garden offering a great sense of privacy and boasting a patio and decking area for BBQ season.

Located in Waterlooville, the property offers convenient access to local amenities, schools and recreational facilities. For commuters, the area benefits from easy access to the A3(M) and M27, providing excellent road links towards Portsmouth, Southampton and the wider South Coast. Havant and Bedhampton railway stations are also within easy reach, offering connections towards Portsmouth, London and surrounding areas.

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PROPERTY INFORMATION

LIVING AREA
25'3" x 16'7" (7.72m x 5.06m)

DINING ROOM
13'9" x 8'3" (4.2 x 2.54m)

KITCHEN
21'8" x 10'2" (6.61m x 3.10m)

BEDROOM FOUR / SNUG
10'6" x 8'5" (3.21m x 2.57m)

BATHROOM
6'11" x 5'5" (2.11 x 1.66m)

UTILITY
11'2" x 5'8" (3.41m x 1.74m)

BEDROOM ONE
16'0" x 10'1" (4.88m x 3.09m)

BEDROOM TWO
16'5" x 10'11" (5.02m x 3.34m)

BEDROOM THREE
8'7" x 8'4" (2.64m x 2.55m)

EN-SUITE
8'4" x 5'10" (2.55m x 1.80m)

EAVES STORAGE
18'3" x 17'8" (5.58m x 5.39m)

BALCONY
9'2" x 6'3" (2.80m x 1.93m)

WC

GARAGE
18'6" x 15'1" (5.66m x 4.62m)

ANTI MONEY LAUNDERING
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

COUNCIL TAX BAND
BAND E

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!

PROPERTY REMOVALS
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 QUOTES
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.

TENURE OF PROPERTY
Freehold









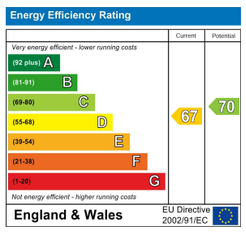












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