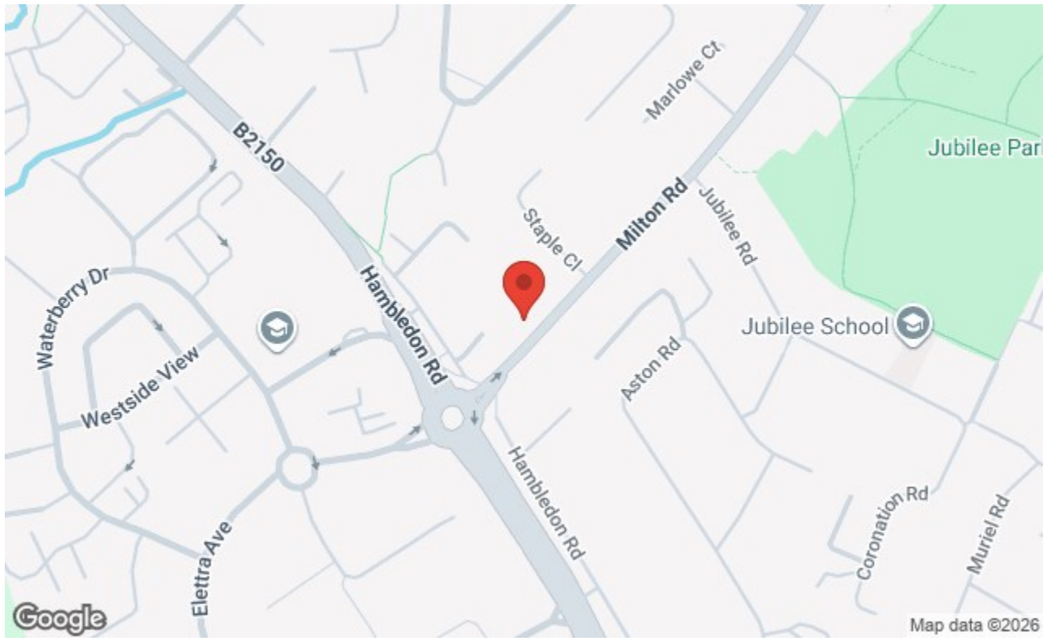



Total floor area: 202.4 sq.m. (2,179 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

bernards PROPERTY GROUP




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

FOR SALE

# Guide Price £475,000

Milton Road, Waterlooville PO7 6AB

bernards THE ESTATE AGENTS



4 2 2

## HIGHLIGHTS

- FOUR BEDROOMS
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- GARAGE
- CONSERVATORY
- ENSUITE
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- SUMMER HOUSE
- VIEWING ADVISED

Situated on Milton Road in Waterlooville, this impressive detached property offers a versatile living space perfect for families or those seeking extra room. As you step inside, you are greeted by a welcoming hallway that leads to two well-proportioned bedrooms on your right, ideal for guests or family members. Continuing through the hallway, you will find a dedicated study area, providing a quiet space for work or study, along with stairs leading to the first floor.

To your left, the dining room with adjacent kitchen, creating an inviting atmosphere for entertaining and family meals. Opposite the dining area, the spacious living room boasts access to a delightful conservatory, where you can enjoy the garden views and natural light throughout the year.

The first floor features two additional bedrooms, one of which benefits from an en-suite bathroom, offering privacy and convenience. This layout ensures that everyone has their own space while still enjoying the communal areas of the home.

Outside, the property boasts a well-maintained, low-maintenance garden, perfect for relaxation and outdoor gatherings. A superb summer house or bar adds a unique touch, making it an ideal spot for entertaining friends and family during the warmer months. To the front of the property, ample parking is available for multiple vehicles, ensuring convenience for residents and guests alike.

This delightful property on Milton Road is a rare find, combining comfort, style, and practicality in a sought-after location. It is a perfect opportunity for those looking to settle in a vibrant community while enjoying the benefits of a spacious family home.

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

# PROPERTY INFORMATION

**SITTING ROOM**
19'5" x 10'7" (5.92 x 3.23)

**KITCHEN**
13'10" x 8'11" (4.23 x 2.73)

**DINING ROOM**
10'7" x 10'2" (3.23 x 3.12)

**STUDY**
10'6" x 7'1" (3.22 x 2.16)

**CONSERVATORY**
17'5" x 10'3" (5.32 x 3.14)

**BATHROOM**

**BEDROOM**
12'2" x 10'9" (3.72 x 3.29)

**BEDROOM**
12'3" x 12'2" (3.75 x 3.72)

**BEDROOM**
17'0" x 8'11" (5.19 x 2.72)

**BEDROOM**
19'6" x 8'10" (5.95 x 2.70)

**EN -SUITE**

**GARAGE**
19'10" x 12'8" (6.05 x 3.88)

**BAR/SUMMER HOUSE**
19'1" x 12'10" (5.82 x 3.92)

**STORAGE/SHED**
10'0" x 5'6" (3.05 x 1.70)

**COUNCIL TAX BAND**
The local authority is Havant borough council. BAND : E YEARLY £: 2,835.90

**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!









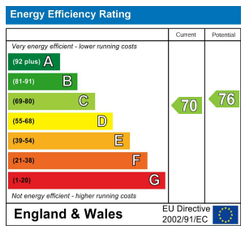













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