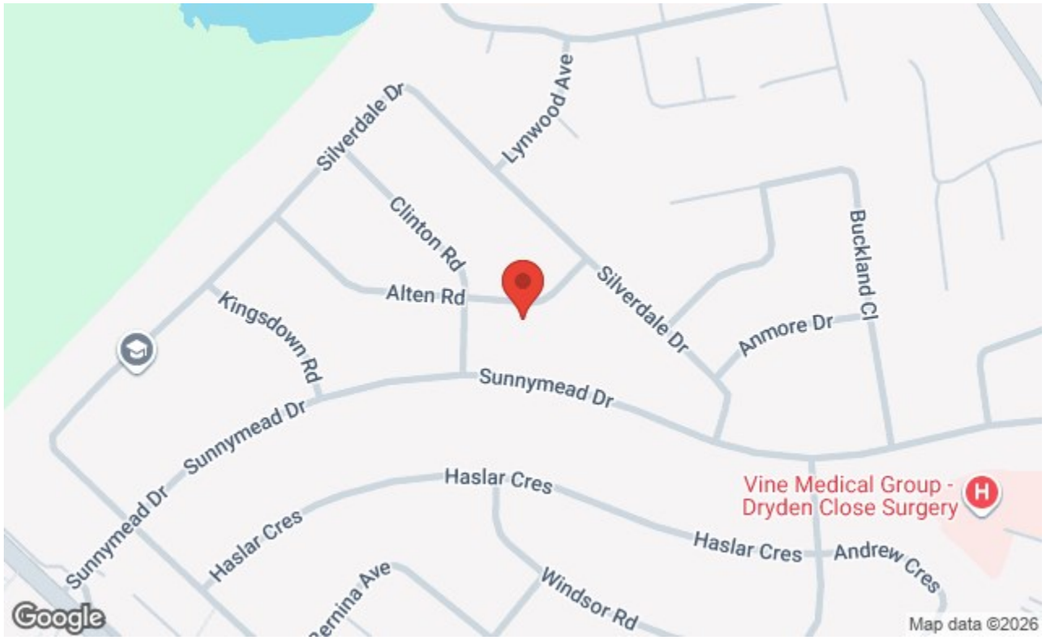
# Alten Road, Waterlooville, PO7

Approximate Area = 1126 sq ft / 104.6 sq m
Limited Use Area(s) = 50 sq ft / 4.6 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1310 sq ft / 121.6 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: 1402346




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

FOR SALE

£350,000

Alten Road, Waterlooville PO7 6DS

bernards THE ESTATE AGENTS

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## HIGHLIGHTS

- THREE BEDROOMS
- SEMI DETACHED
- CHALET BUNGALOW
- KITCHEN/DINER
- LIVING ROOM
- SUN ROOM/UTILITY
- EN-SUITE TO MASTER
- REAR GARDEN
- GARAGE
- OFF ROAD PARKING

Nestled on the charming Alten Road in Waterlooville, this delightful house offers a perfect blend of comfort and practicality for modern family living. With three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is designed to cater to your family's needs.

The heart of the home is a spacious kitchen diner that invites culinary creativity and family gatherings. Adjacent to this, the inviting living room provides a warm and welcoming space for relaxation and entertainment. Additionally, a sun lounge enhances the living experience, allowing natural light to flood the area, while also featuring a convenient utility space and a separate W.C.

With two bathrooms, morning routines can be a breeze, accommodating the needs of a growing family or guests with ease. The overall layout of the house promotes a sense of openness and flow, making it an ideal choice for those seeking a comfortable and functional home.
The garage and off-road parking ensure that your vehicles are secure and easily accessible, a valuable feature in today's busy world.

In summary, this house on Alten Road is a wonderful opportunity for anyone looking to settle in Waterlooville. With its thoughtful design, ample space, and convenient amenities, it is sure to appeal to families and individuals alike. Do not miss the chance to make this lovely property your new home.

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

# PROPERTY INFORMATION

## ENTRANCE HALL

## LIVING ROOM
21'2" x 13'4" (6.47 x 4.08)

## KITCHEN/DINER
17'9" x 9'6" (5.42 x 2.91)

## UTILITY/SUN ROOM
18'11" x 7'5" (5.79 x 2.27)

## W.C.

## BEDROOM 2
10'1" x10'0" (3.08 x3.05)

## BEDROOM 3
9'7" x 6'10" (2.93 x 2.10)

## BATHROOM
6'7" x 6'2" (2.02 x 1.90)

## LANDING

## BEDROOM 1
20'2" x 10'0" (6.16 x 3.05)

## EN-SUITE
5'3" x 7'4" (1.61 x 2.24)

## GARAGE
17'1" x 7'10" (5.21 x 2.39)

## COUNCIL TAX BAND
The local authority is Havant borough council.
BAND : D YEARLY £2213

## PARKING

## 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.

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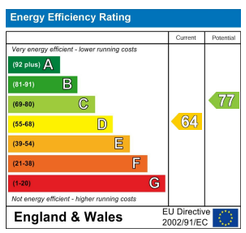
## SOLICITORS
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!

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