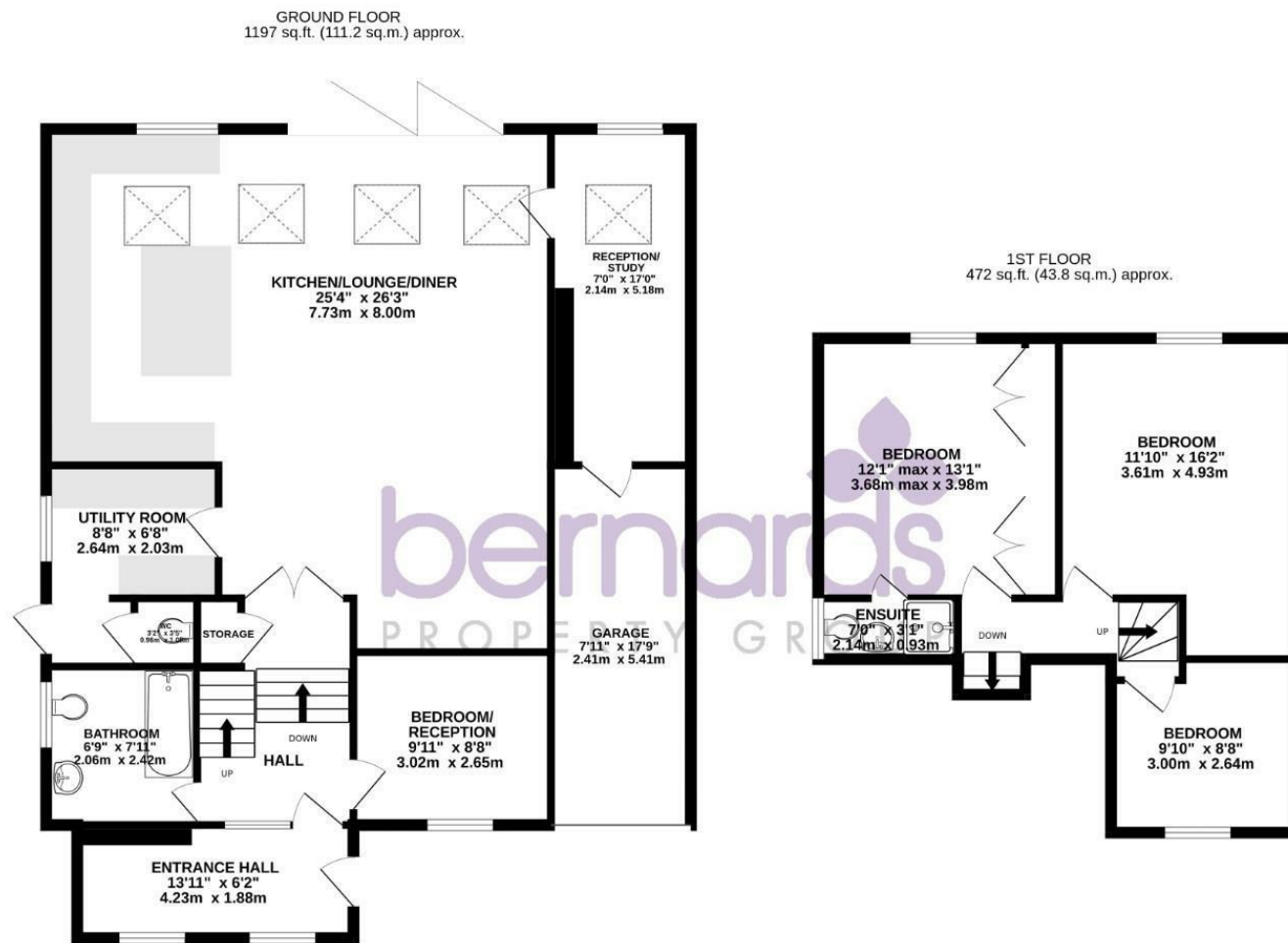


FOR SALE

Offers In Excess Of £575,000

Crestland Close, Waterlooville PO8 9AG

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1669 sq.ft. (155.1 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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\*\*\* BUYERS INCENTIVE \*\*\*

### HIGHLIGHTS

- ❖ \*\* BUYERS INCENTIVE \*\*
- ❖ LINKED DETACHED
- ❖ KITCHEN/LOUNGE/DINER
- ❖ UTILITY ROOM
- ❖ EN SUITE
- ❖ GENEROUS GARDEN
- ❖ GARAGE
- ❖ LARGE DRIVEWAY
- ❖ FOUR BEDROOM
- ❖ A MUST VIEW

Nestled in the desirable Crestland Close, Waterlooville, this charming detached chalet offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking ample space and versatility. The open-plan reception room creates a welcoming atmosphere, perfect for both entertaining guests and enjoying quiet family evenings.

The property boasts a well-appointed utility room, providing convenience for daily chores, and a downstairs toilet for added practicality. The master

bedroom features an ensuite, ensuring privacy and comfort for the homeowners.

One of the standout features of this property is the generous parking space, accommodating up to seven vehicles. This makes it an excellent choice for families with multiple cars or for those who enjoy hosting gatherings.

This is a must-view for anyone looking to settle in Waterlooville. With its appealing features and prime location, this chalet is sure to attract interest. Don't miss the opportunity to make this wonderful property your new home.

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



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



# PROPERTY INFORMATION

## COUNCIL TAX BAND

The local authority is Havant borough council. BAND : D

## 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!

## ENTRANCE HALL

13'10" x 6'2" (4.23 x 1.88)

## BEDROOM/ RECEPTION ROOM

9'10" x 8'8" (3.02 x 2.65)

## BATHROOM

6'9" x 7'11" (2.06 x 2.42)

## UTILITY ROOM

8'7" x 6'7" (2.64 x 2.03)

## KITCHEN/LOUNGE/DINER

25'4" x 26'2" (7.73 x 8.00)

## RECEPTION/STUDY

7'0".59'0" (2.145.18)

## GARAGE

7'10" x 17'8" (2.41 x 5.41)

## BEDROOM

12'0" x 13'0" (3.68 x 3.98)

## BEDROOM

11'10" x 16'2" (3.61 x 4.93 )

## BEDROOM

9'10" x 8'7" (3.00 x 2.64 )



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	
81	57
EU Directive 2002/91/EC	
England & Wales	

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