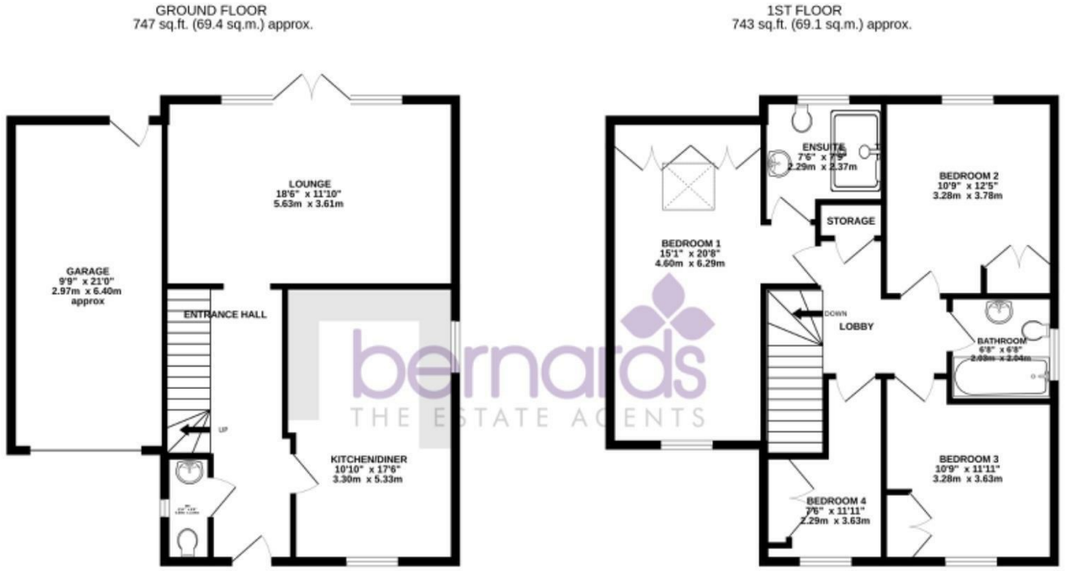

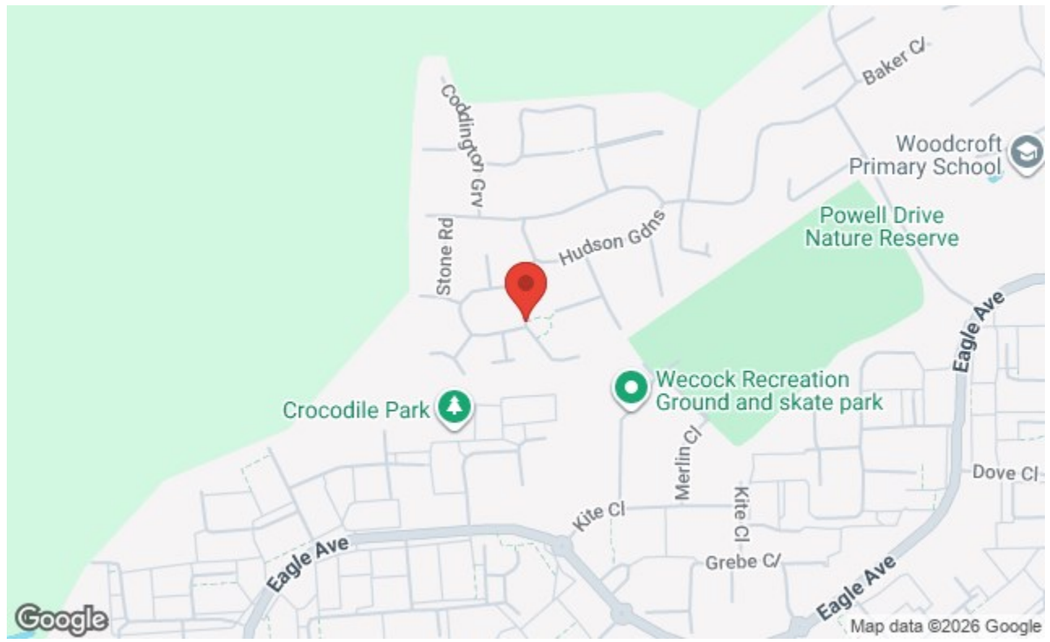

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

Offers In Excess Of £475,000

Clements Grove, Waterlooville PO8 9FF

bernards THE ESTATE AGENTS



4 2 2

HIGHLIGHTS

- FOUR BEDROOMS
- DETACHED
- EN-SUITE TO MASTER BEDROOM
- LARGE KITCHEN DINER
- SPACIOUS LOUNGE
- TWO BATHROOMS
- GARAGE AND DRIVEWAY PARKING
- LARGE GARDEN
- CLOSE TO SCHOOLS AND AMENTIES
- A MUST VIEW

This spacious four-bedroom family home offers generous and versatile accommodation, making it an ideal choice for growing families. Conveniently located close to local schools and everyday amenities, the property is perfectly positioned for family life.

The ground floor comprises a welcoming entrance hall, a spacious lounge providing an excellent space for relaxing and entertaining, and a generous kitchen/diner offering plenty of room for family meals and social gatherings. There is also a downstairs cloakroom for added convenience.

To the first floor, the property boasts four well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a family bathroom, with useful built-in storage also available.

Externally, the property benefits from an integral garage, providing valuable storage or potential for additional uses, subject to the necessary consents.

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

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN / DINER
10'9" x 17'5" (3.30 x 5.33)

LOUNGE
18'5" x 11'10" (5.63 x 3.61)

DOWNSTAIRS W.C

BEDROOM ONE
15'1" x 20'7" (4.60 x 6.29)

EN SUITE
7'6" x 7'9" (2.29 x 2.37)

BEDROOM TWO
10'9" x 12'4" (3.28 x 3.78)

BEDROOM THREE
10'9" x 11'10" (3.28 x 3.63)

BEDROOM FOUR
7'6" x 11'10" (2.29 x 3.63)

BATHROOM
8'7" x 9'11" (2.63 x 3.04)

GARAGE
9'8" x 20'11" (2.97 x 6.40)

COUNCIL TAX BAND
The local authority is Havant borough council.
BAND : E

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!



















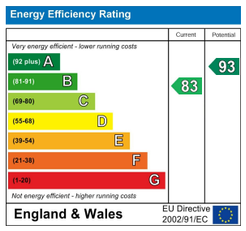

Scan here to see all our properties for sale and rent

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