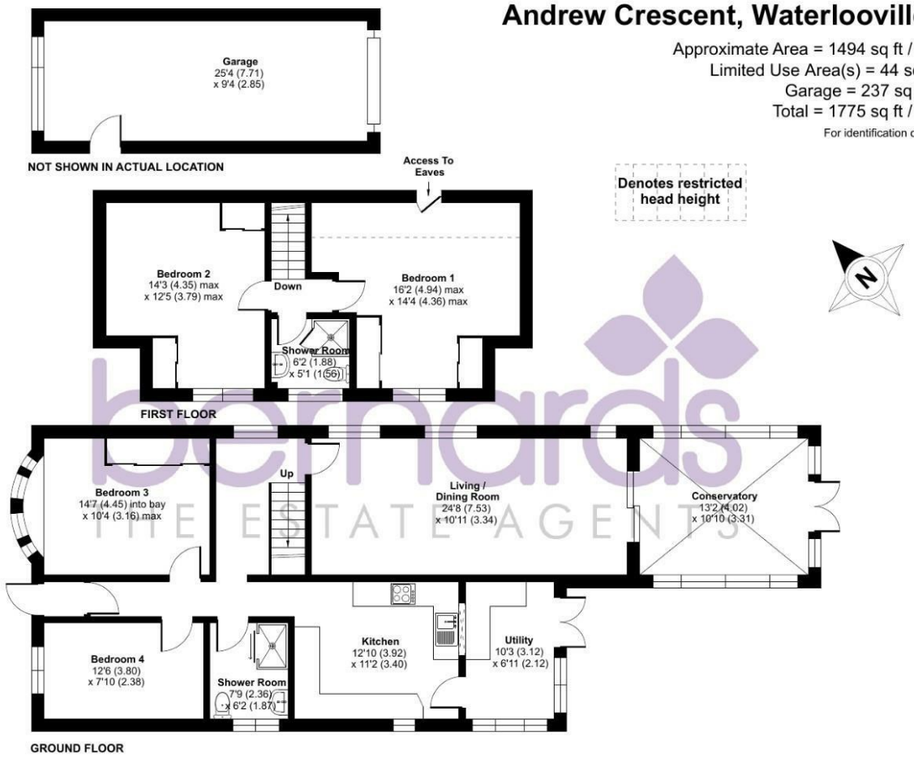
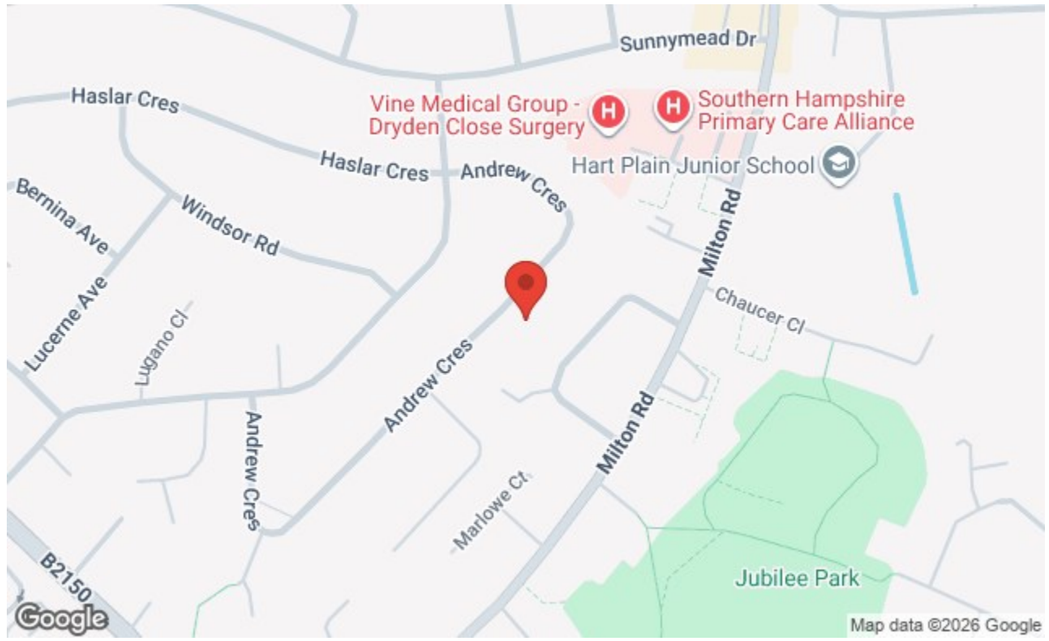
# Andrew Crescent, Waterlooville, PO7

Approximate Area = 1494 sq ft / 138.7 sq m
Limited Use Area(s) = 44 sq ft / 4 sq m
Garage = 237 sq ft / 22 sq m
Total = 1775 sq ft / 164.7 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: 1498262




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

FOR SALE

## Offers In Excess Of £450,000

Andrew Crescent, Waterlooville PO7 6BE

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## HIGHLIGHTS

- FOUR BEDROOMS
- DETACHED
- OFF ROAD PARKING
- GARAGE
- ENCLOSED REAR GARDEN
- CONSERVATORY
- LIVING / DINING ROOM
- TWO SHOWER ROOMS
- UTILITY
- VIEWING ADVISED

Nestled in the charming neighbourhood of Andrew Crescent, Waterlooville, this delightful detached house offers a perfect blend of comfort and style. As you step inside, you are greeted by a welcoming entrance that leads to two well-proportioned bedrooms, ideal for family or guests. To the right, you will find a modern shower room, along with a spacious kitchen and utility area, providing ample space for culinary creations and practical chores.

To the left, the property boasts a generous living and dining room, perfect for entertaining or relaxing with loved ones. This area flows seamlessly into a lovely conservatory, which invites natural light and offers a tranquil space to enjoy the garden views.

Venturing upstairs, you will discover two additional bedrooms, each thoughtfully designed to provide a peaceful retreat. A second shower room completes the upper level, ensuring convenience for all occupants.

The outdoor space is equally impressive, featuring a garden with a charming water feature that adds a touch of serenity to the surroundings. This property is not just a house; it is a home that promises comfort, style, and a wonderful lifestyle in a sought-after location. Whether you are looking to settle down or invest, this residence is a must-see.

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

# PROPERTY INFORMATION

**KITCHEN**
12'10" x 11'1" (3.92 x 3.40)

**UTILITY**
10'2" x 6'11" (3.12 x 2.12)

**LIVING / DING ROOM**
24'8" x 10'11" (7.53 x 3.34)

**CONSERVATORY**
13'2" x 10'10" (4.02 x 3.31)

**SHOWER ROOM**
7'8" x 6'1" (2.36 x 1.87)

**BEDROOM ONE**
16'2" x 14'3" (4.94 x 4.36)

**BEDROOM TWO**
14'3" x 12'5" (4.35 x 3.79)

**SHOWER ROOM**
6'2" x 5'1" (1.88 x 1.56)

**BEDROOM THREE**
14'7" x 10'4" (4.45 x 3.16)

**BEDROOM FOUR**
12'5" x 7'9" (3.80 x 2.38)

**GARAGE**
25'3" x 9'4" (7.71 x 2.85)

**COUNCIL TAX 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!





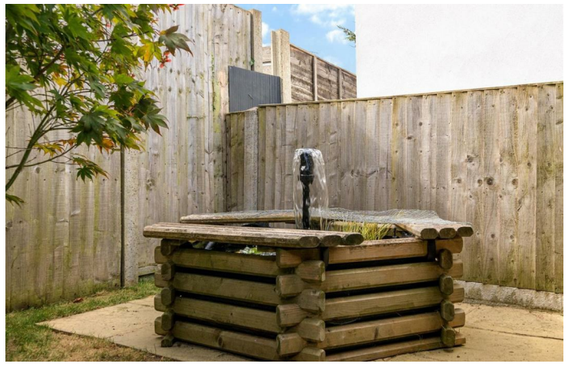




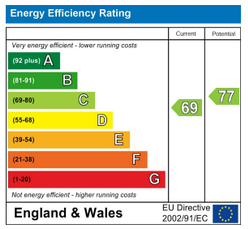













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