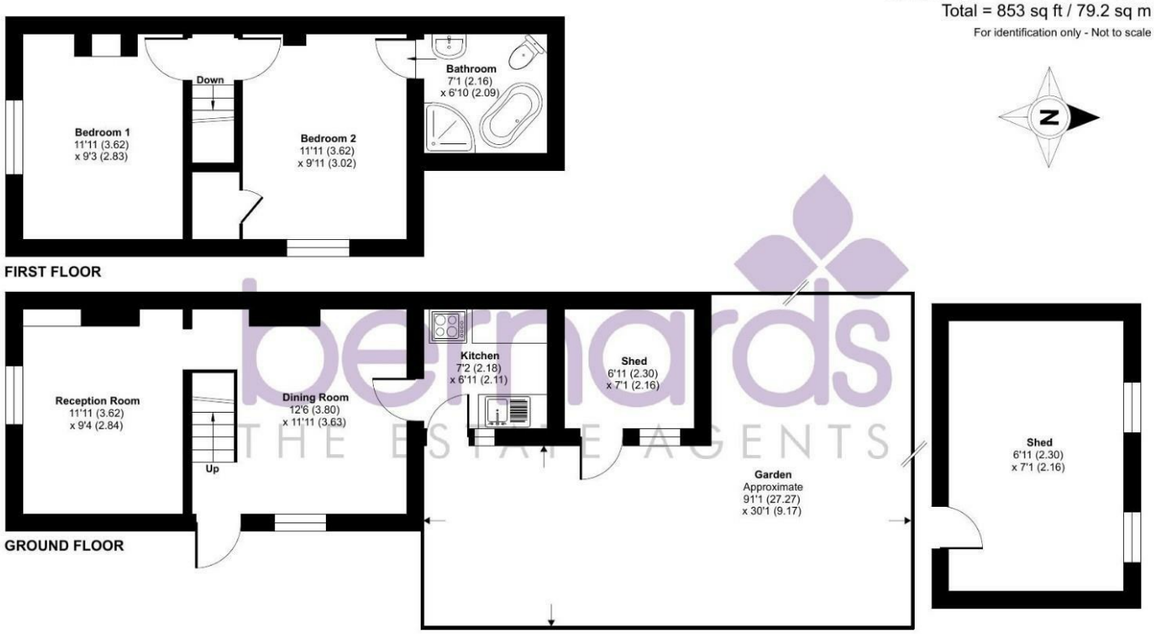
Lynden Cottages, Hambledon Road, Denmead, Waterlooville, PO7

Approximate Area = 642 sq ft / 59.6 sq m
Outbuildings = 211 sq ft / 19.6 sq m
Total = 853 sq ft / 79.2 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: 1514448



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

FOR SALE

Offers In Excess Of £350,000

Hambledon Road, Waterlooville PO7 6NN

bernards THE ESTATE AGENTS



2 1 2

HIGHLIGHTS

- Two Bedrooms
- Semi-Detached House
- Driveway Parking
- Two Reception Rooms
- Generously Sized Garden
- External Shed Storage
- Sought-After Location
- Character Property
- Access To Local Shops & Schools
- A Must See!

Nestled on Hambledon Road in the charming village of Denmead, this delightful two-bedroom semi-detached cottage offers a perfect blend of character and modern convenience. Just a stone's throw away from local shops, residents will enjoy easy access to essential amenities, making daily life both simple and enjoyable.

Upon entering, you are greeted by two inviting reception rooms, each exuding warmth and charm, enhanced by log burners and exposed brickwork that truly capture the essence of cottage living. The kitchen seamlessly connects to the garden, providing an ideal space for entertaining or simply enjoying the outdoors.

The first floor features two spacious double bedrooms, each offering ample room for furnishings and personal touches. The family bathroom is a standout feature, boasting a free-standing bath, a separate shower, a basin, and a WC, ensuring both comfort and style.

Externally, the property sits on a superb plot size, with a generously sized garden that is perfect for outdoor activities or relaxation. Additionally, there are two sheds for storage, catering to all your gardening needs. The driveway provides off-road parking, adding to the convenience of this lovely home.

This semi-detached cottage is a wonderful opportunity for those seeking a characterful residence in a friendly community. With its charming features and prime location, it is sure to appeal to a variety of buyers. Don't miss the chance to make this enchanting property your new home.

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

PROPERTY INFORMATION

LOUNGE
11'10" x 9'3" (3.62m x 2.84m)

DINING ROOM
12'5" x 11'10" (3.80m x 3.63m)

KITCHEN
7'1" x 6'11" (2.18m x 2.11m)

BEDROOM ONE
11'10" x 9'3" (3.62m x 2.83m)

BEDROOM TWO
11'10" x 9'10" (3.62m x 3.02m)

BATHROOM
7'1" x 6'10" (2.16m x 2.09m)

SHED
7'6" x 7'1" (2.30m x 2.16m)

SHED 2
7'6" x 7'1" (2.30m x 2.16m)

ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

COUNCIL TAX BAND
BAND C

MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

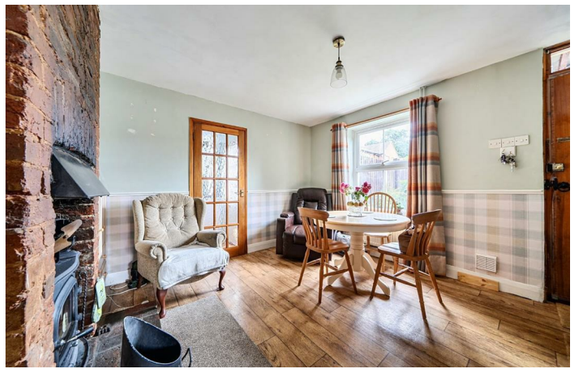
OFFER VERIFICATION PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

PROPERTY REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR QUOTES
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

TENURE OF PROPERTY
Freehold









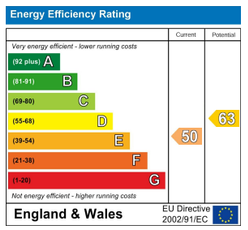












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