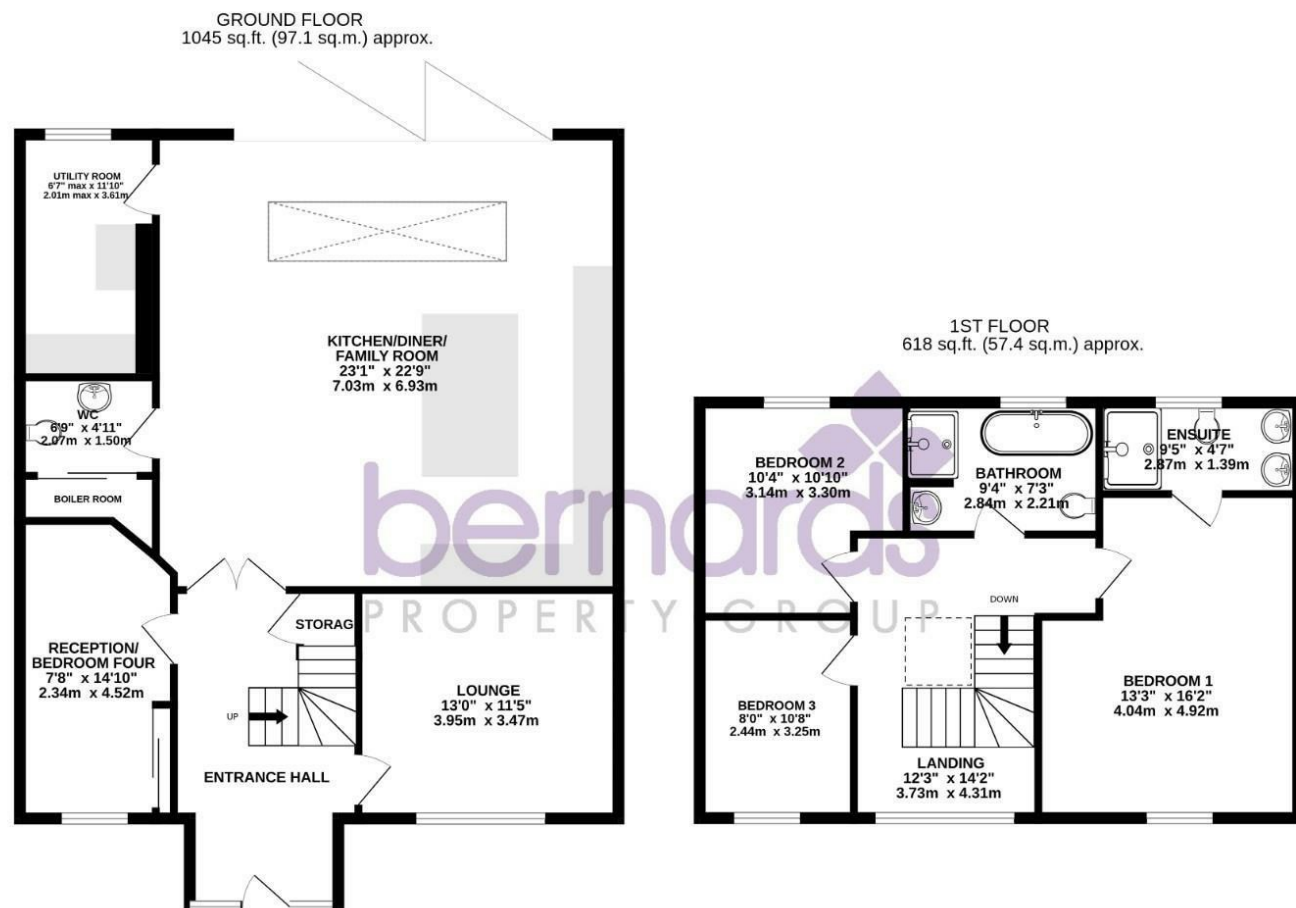
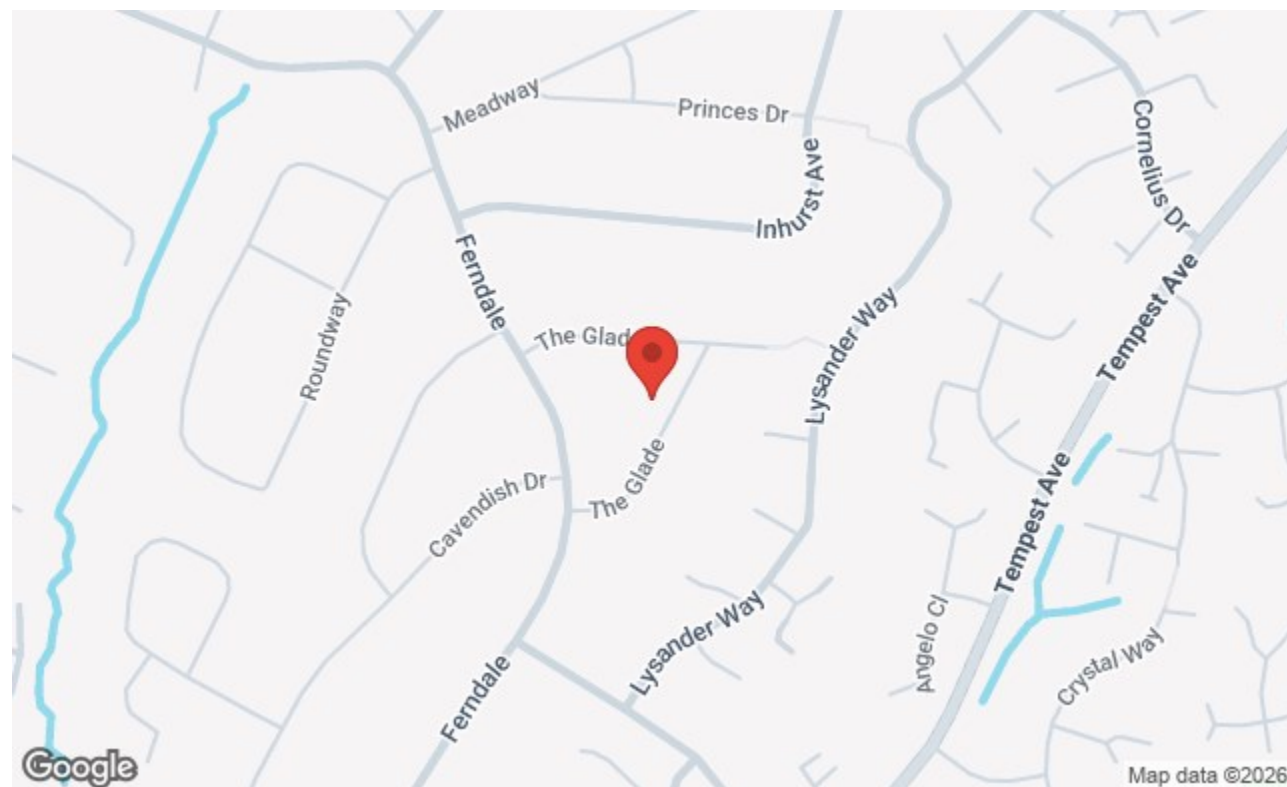




TOTAL FLOOR AREA: 1663 sq.ft. (154.5 sq.m.) approx.

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



Guide Price £700,000

The Glade, Waterloooville PO7 7PD

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE/FOUR BEDROOMS
- ❖ KITCHEN DINER/FAMILY ROOM
- ❖ UTILITY ROOM
- ❖ DOWNSTAIRS W/C
- ❖ FAMILY BATHROOM
- ❖ ENSUITE TO MASTER
- ❖ RECENTLY REFURBISHED
- ❖ OFF ROAD PARKING
- ❖ ENCLOSED REAR GARDEN
- ❖ NO CHAIN

Welcome to this superb three to four-bedroom detached home located in the desirable area of The Glade, Waterloooville. This property has been significantly improved to meet the highest standards, making it an ideal choice for families or those seeking a spacious and comfortable living environment.

As you enter the home, you are greeted by a generous entrance hall that sets the tone for the rest of the property. To your right, you will find a welcoming living room, perfect for relaxation and entertaining. To the left, there is a versatile room that can serve as a fourth bedroom or a reception room, providing flexibility to suit your needs. Straight ahead, the large kitchen diner spans the rear of the property, offering ample space for cooking and dining, making it the heart of the home.

Upstairs, you will discover three

well-proportioned bedrooms, including a master suite with an ensuite bathroom, finished to a high standard. The family bathroom is also tastefully designed, ensuring comfort and convenience for all residents.

The garden to the rear is mainly laid to lawn. Additionally, there is plenty of parking available at the front, making it easy for you and your guests.

This delightful home combines modern living with practical features, all set in a lovely neighbourhood. It is a perfect opportunity for anyone looking to settle in Waterloooville. Do not miss the chance to make this wonderful property your new home.

Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE

12'11" x 11'4" (3.95 x 3.47)

## KITCHEN DINER/FAMILY ROOM

23'0" x 22'8" (7.03 x 6.93)

## UTILITY ROOM

6'7" x 11'10" (2.01 x 3.61)

## W.C

6'9" x 4'11" (2.07 x 1.50)

## BOILER ROOM

## RECEPTION/BEDROOM 4

7'8" x 14'9" (2.34 x 4.52)

## LANDING

12'2" x 14'1" (3.73 x 4.31)

## BEDROOM 1

13'3" x 16'1" (4.04 x 4.92)

## EN-SUITE

9'4" x 4'6" (2.87 x 1.39)

## BEDROOM 2

10'3" x 10'9" (3.14 x 3.30)

## BEDROOM 3

8'0" x 10'7" (2.44 x 3.25)

## BATHROOM

9'3" x 7'3" (2.84 x 2.21)

## PARKING

## GARDEN

## 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.

## 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!

## 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.

## COUNCIL TAX BAND E



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 84        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 68      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



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