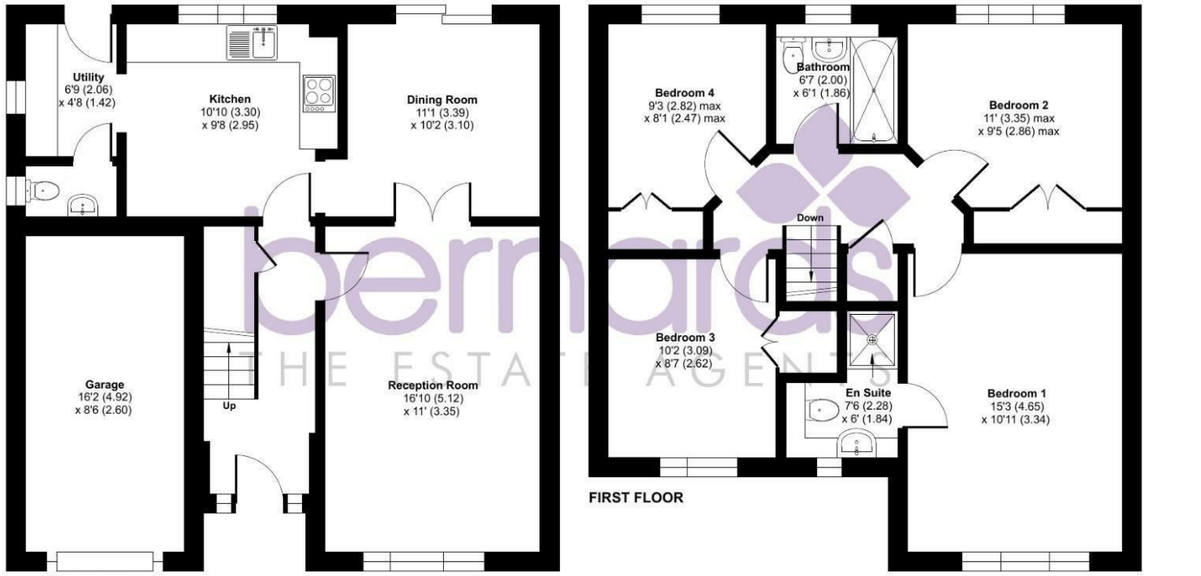
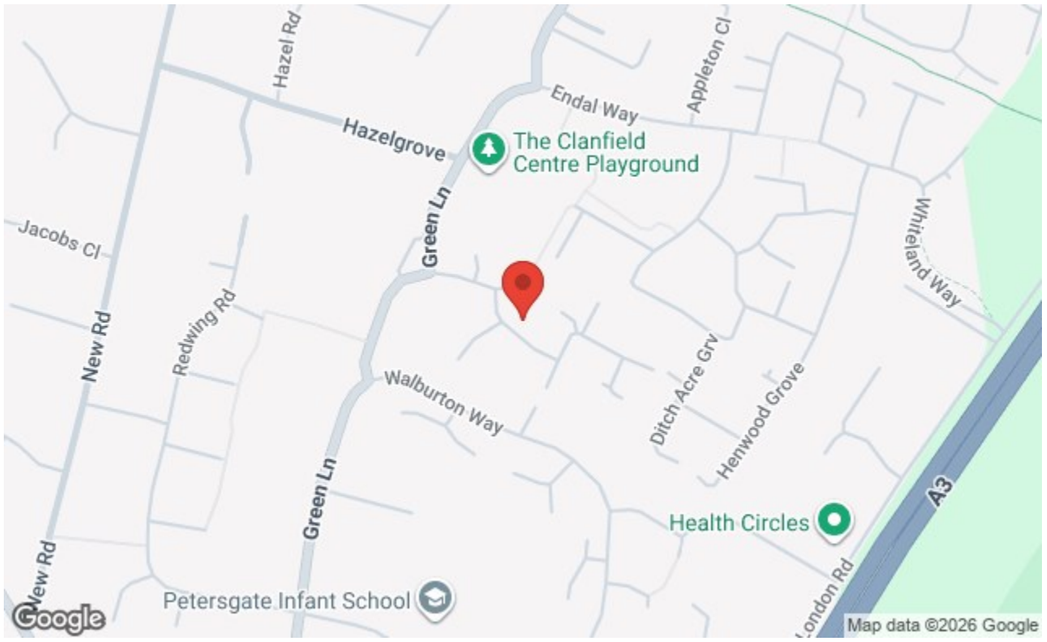
Amberley Road, Clanfield, Waterlooville, PO8

Approximate Area = 1171 sq ft / 108.7 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 1302 sq ft / 120.8 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: 1437849



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

FOR SALE

Guide Price £525,000

Amberley Road, Waterlooville PO8 0XY

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4 2 2

HIGHLIGHTS

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- UTILITY ROOM
- DOWNSTAIRS W.C.
- EN-SUITE TO MASTER
- GARAGE
- OFF ROAD PARKING
- CLANFIELD LOCATION
- ONE NOT TO BE MISSED

Nestled on the charming Amberley Road in Clanfield, Waterlooville, this delightful four-bedroom detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,302 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

The heart of the home is the well-appointed kitchen, which includes a utility room for added practicality. The ground floor also features a convenient downstairs W.C., enhancing the functionality of the living space. Upstairs, the master bedroom benefits from an en-suite bathroom, providing a private retreat for the homeowners. The additional three bedrooms are generously sized, making this home perfect for families of all shapes and sizes.

Outside, the property is complemented by a garage and off-road parking for up to three vehicles, ensuring that parking is never a concern. The surrounding area of Clanfield is known for its community spirit and offers a range of local amenities, making it an ideal location for family living.

This property presents an excellent opportunity for those seeking a spacious and well-equipped family home in a desirable location. With its thoughtful layout and ample parking, it is sure to appeal to a variety of buyers. Do not miss the chance to make this wonderful house your new home.

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

PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE
16'9" x 10'11" (5.12 x 3.35)

DINING ROOM
11'1" x 10'2" (3.39 x 3.10)

KITCHEN
10'9" x 9'8" (3.30 x 2.95)

UTILITY ROOM
6'9" x 4'7" (2.06 x 1.42)

LANDING

BEDROOM 1
15'3" x 10'11" (4.65 x 3.34)

EN-SUITE
7'5" x 6'0" (2.28 x 1.84)

BEDROOM 2
10'11" x 9'4" (3.35 x 2.86)

BEDROOM 3
10'1" x 8'7" (3.09 x 2.62)

BEDROOM 4
9'3" x 8'1" (2.82 x 2.47)

BATHROOM
6'6" x 6'1" (2.00 x 1.86)

GARAGE
16'1" x 8'6" (4.92 x 2.60)

PARKING TO FRONT X 2

COUNCIL TAX BAND
The local authority is East Hampshire borough council. BAND : E YEARLY £2728

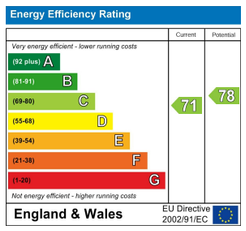
MORTGAGE SERVICE
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

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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