# Asking Price £475,000

Andrew Crescent, Waterlooville PO7 6BE

4 2 2



## 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.

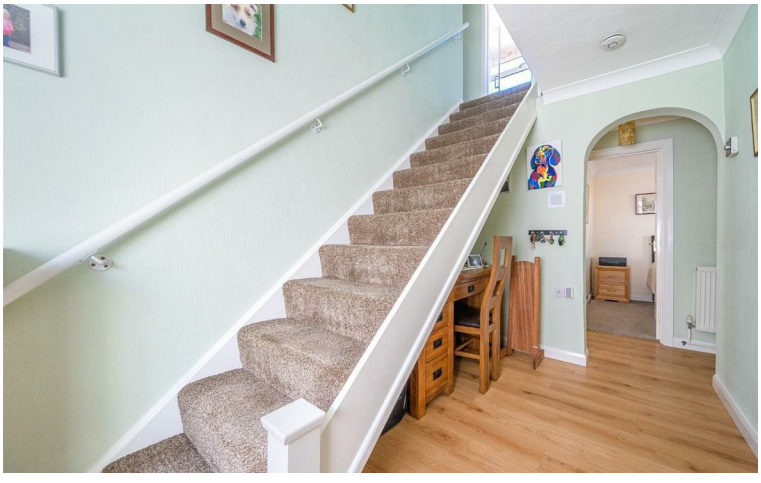
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# PROPERTY INFORMATION

## 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.

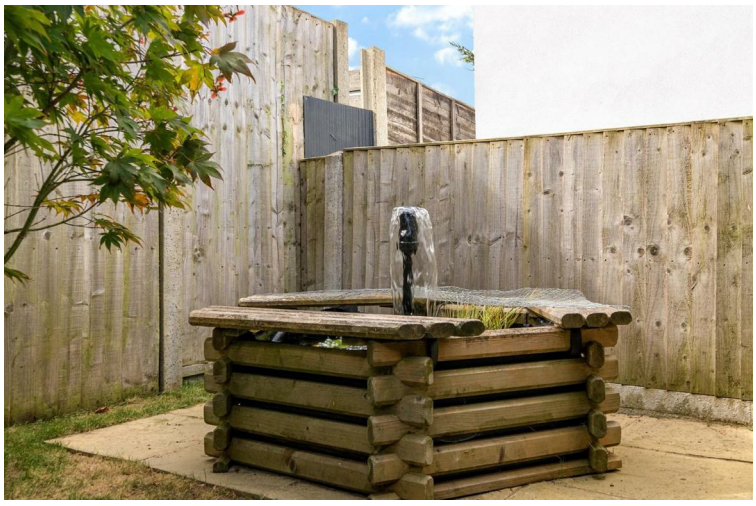
## Removals
Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

## 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.

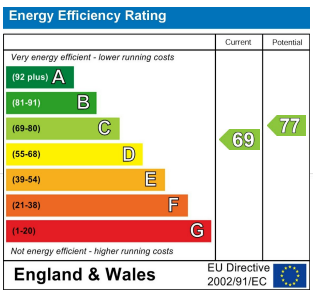
Please ask a member of staff for further details!







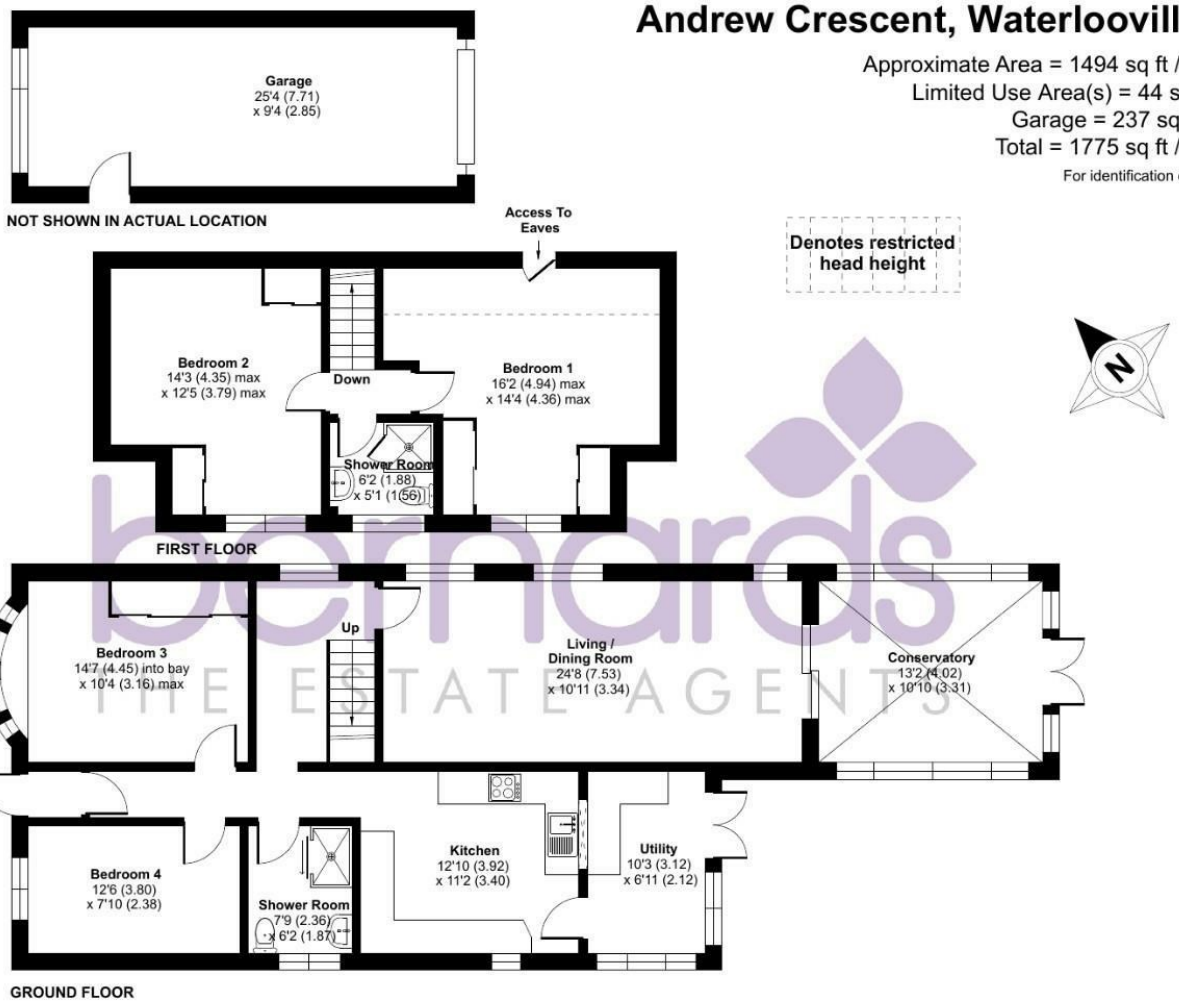





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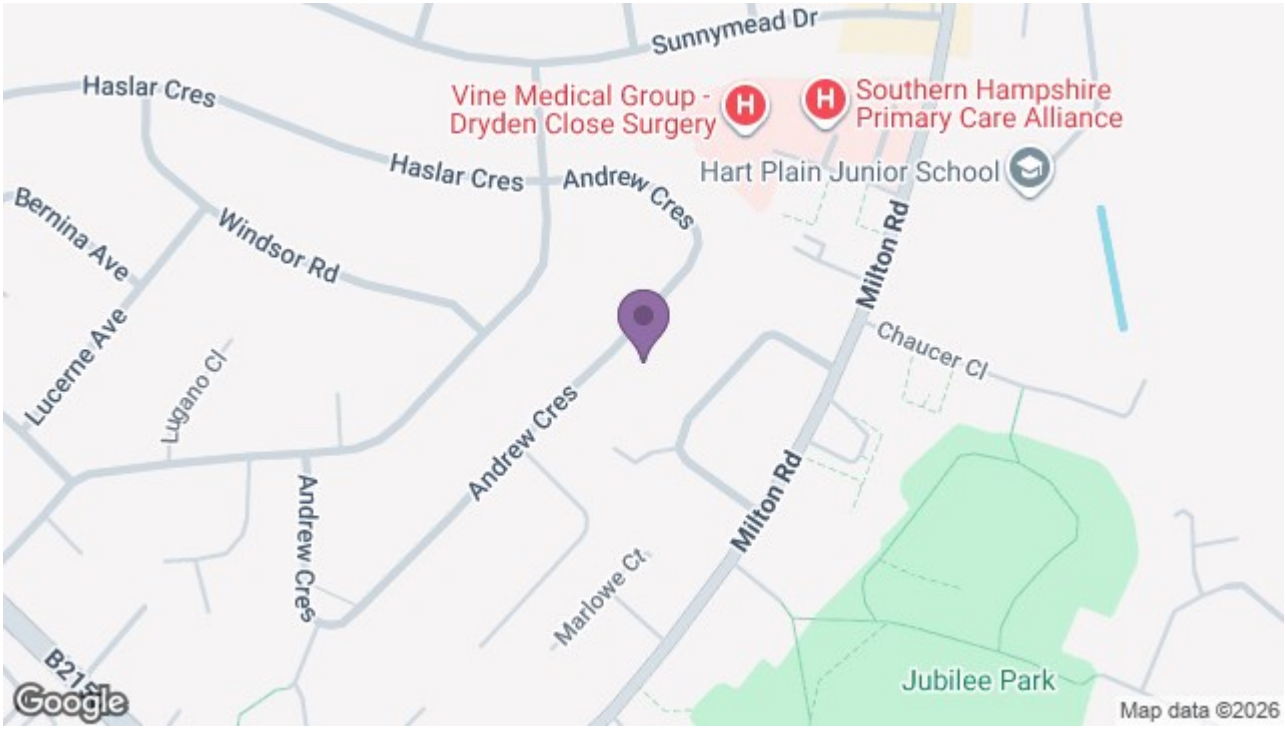
# Andrew Crescent, Waterlooville, PO7

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




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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




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