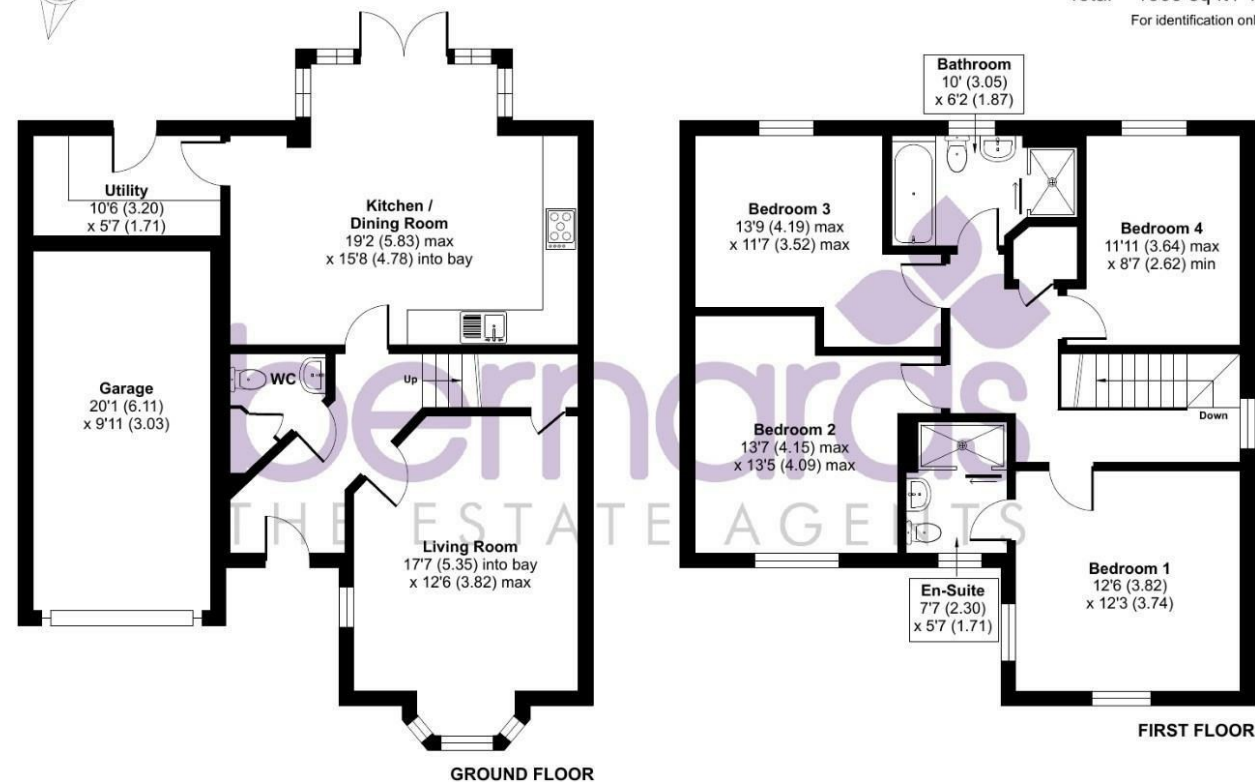




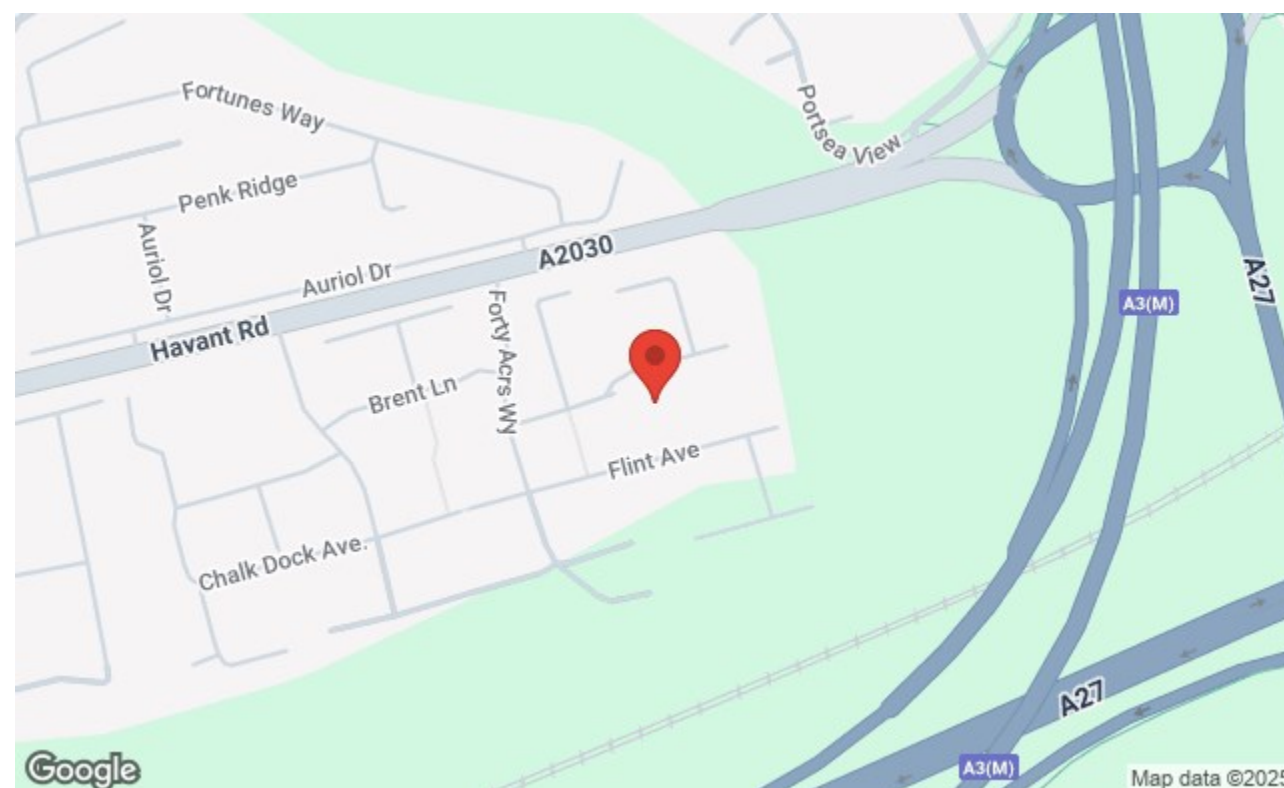
## Masons Avenue, Havant, PO9

Approximate Area = 1470 sq ft / 136.6 sq m  
Garage = 199 sq ft / 18.5 sq m  
Total = 1669 sq ft / 155.1 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1359675



The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL  
t: 02392 728 091



Asking Price £550,000

Masons Avenue, Havant PO9 3FQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ MODERN DETACHED HOUSE
- ❖ FOUR BEDROOMS
- ❖ 19FT KITCHEN / DINER
- ❖ EN-SUITE TO MAIN BEDROOM
- ❖ FAMILY BATHROOM
- ❖ INTEGRATED GARAGE
- ❖ UTILITY ROOM
- ❖ DRIVE
- ❖ GOOD SIZED REAR GARDEN
- ❖ SOUGHT AFTER LOCATION

Nestled in the highly sought-after area of Masons Avenue, Bedhampton, this impressive detached house offers a perfect blend of modern living and convenience. Spanning an expansive 1,669 square feet, the property boasts four well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, ensuring comfort and privacy for all family members.

The ground floor features a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings at home. The spacious kitchen diner is a highlight, providing a wonderful space for family meals and gatherings, while a separate utility room adds practicality to daily chores. Additionally, a convenient downstairs w.c.

enhances the functionality of the home.

Outside, the property is complemented by a good-sized garden, perfect for outdoor activities or simply relaxing in the fresh air. The garage and off-road parking for three vehicles offer ample space for your vehicles and additional storage needs.

Situated within a modern development, this home benefits from excellent access to the A3 and M27, making commuting a breeze. Whether you are looking for a family home or a place to entertain, this property in Bedhampton is sure to impress. Don't miss the opportunity to make this delightful house your new home.

Call today to arrange a viewing  
02392 728 091  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**ENTRANCE HALL**  
**LIVING ROOM**  
17'6" x 12'6" (5.35 x 3.82)

**KITCHEN/DINING ROOM**  
19'1" x 15'8" (5.83 x 4.78)

**UTILITY**  
10'5" x 5'7" (3.20 x 1.71)

**W.C.**

**LANDING**

**BEDROOM 1**  
12'6" x 12'3" (3.82 x 3.74)

**EN-SUITE**  
7'6" x 5'7" (2.30 x 1.71)

**BEDROOM 2**  
13'7" x 13'5" (4.15 x 4.09)

**BEDROOM 3**  
13'8" x 11'6" (4.19 x 3.52)

**BEDROOM 4**  
11'11" x 8'7" (3.64 x 2.62)

**BATHROOM**  
10'0" x 6'1" (3.05 x 1.87)

**GARAGE**  
20'0" x 9'11" (6.11 x 3.03)

**GARDEN**

## 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

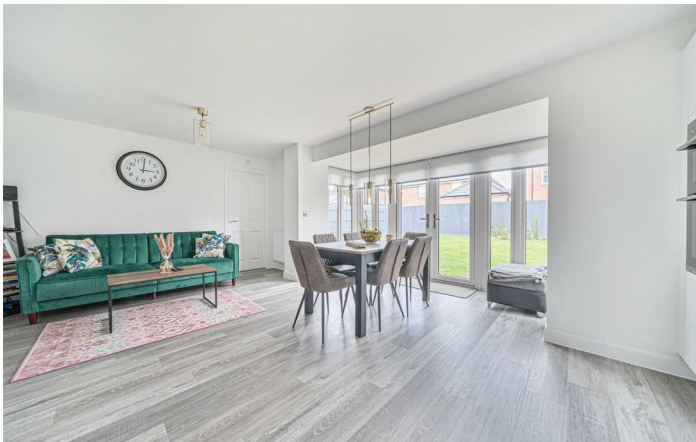
## BERNARDS OFFER CHECK PROCEDURE

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.

## SOLICITOR/ CONVEYANCING

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.

## COUNCIL TAX BAND F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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