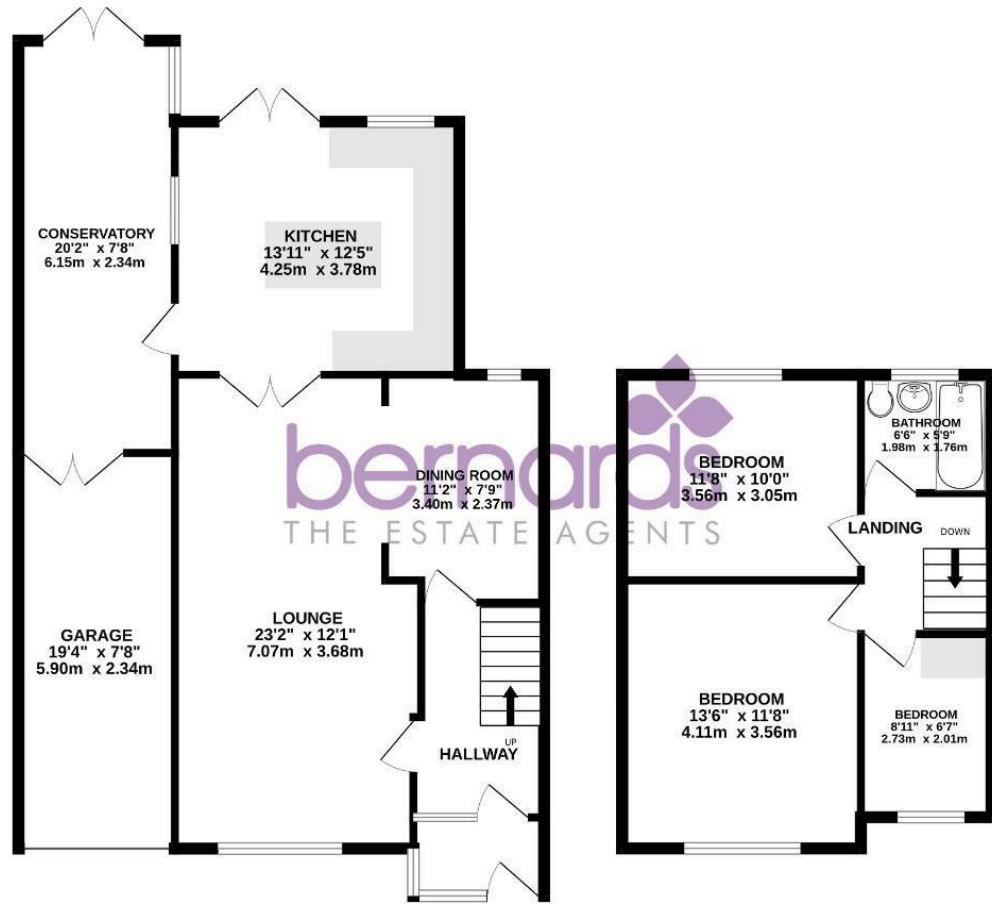
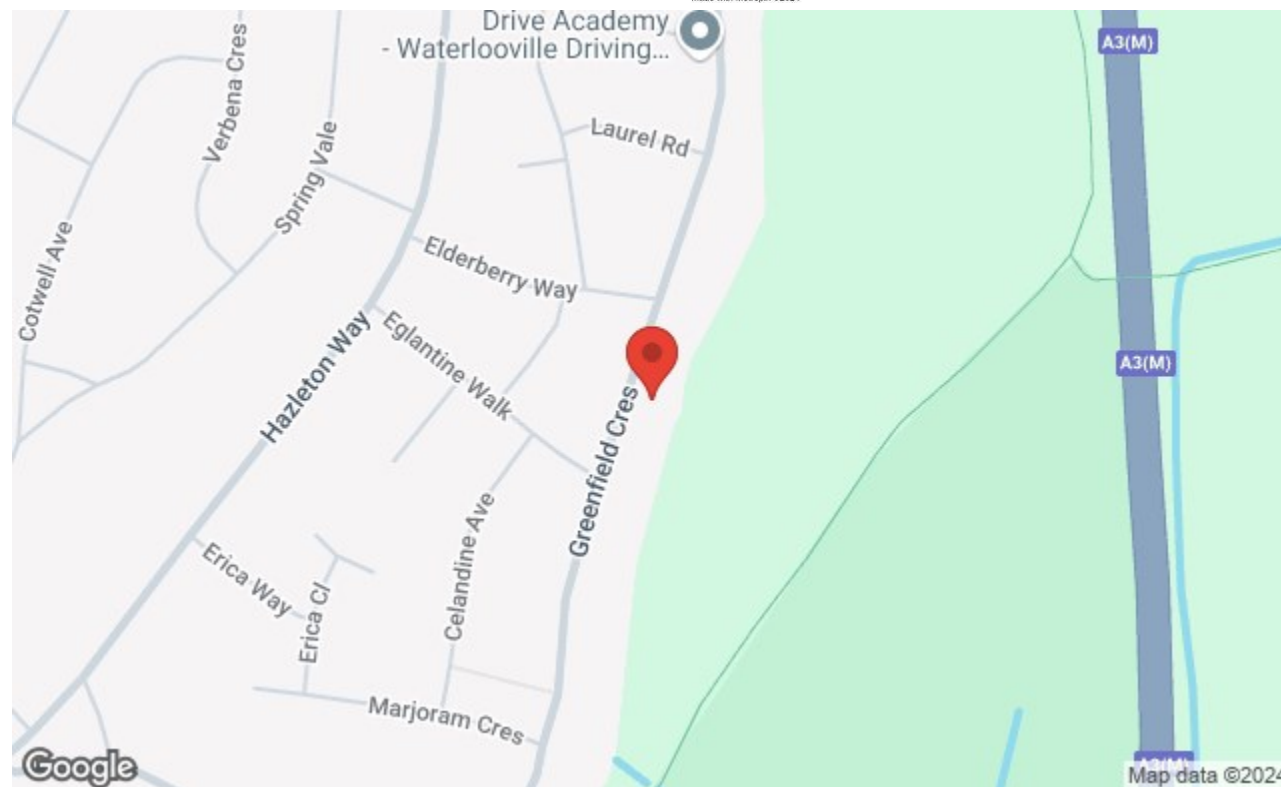


GROUND FLOOR
910 sq.ft. (84.5 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 1320 sq.ft. (122.6 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, Waterlooville, Hants, PO7 7EX
 t: 02392 232 888



Offers In Excess Of £400,000

Greenfield Crescent, Waterlooville PO8 9EN



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI-DETACHED
- ❖ OVERLOOKING WOODLANDS
- ❖ LARGE REAR GARDEN
- ❖ GARAGE AND DRIVEWAY
- ❖ 23FT LOUNGE
- ❖ SPACIOUS CONSERVATORY
- ❖ PERFECT FOR UPSIZERS
- ❖ REQUESTED LOCATION
- ❖ A MUST VIEW

Welcome to Greenfield Crescent, Waterlooville - a charming semi-detached house that is perfect for families and those looking to upsize. This delightful property boasts two reception rooms, a large conservatory, beautiful kitchen, three bedrooms, and a well-appointed bathroom, providing ample living space for all your needs.

Situated in a great location overlooking woodlands, this home offers a tranquil and picturesque setting. The property comes with parking for two vehicles, ensuring convenience for you and your guests.

One of the standout features of this property is the huge rear garden, providing a fantastic outdoor space for children to play, for gardening enthusiasts to indulge in their passion, or for hosting gatherings with friends and family.

Whether you are looking to relax in the peaceful surroundings or to enjoy the spacious living areas, or entertain in the expansive garden, this property offers a wonderful opportunity to create lasting memories in a beautiful setting. Don't miss out on the chance to make this house your home!

Call today to arrange a viewing

02392 232 888

www.bernardsestates.co.uk



PROPERTY INFORMATION

PORCH
6'3" x 3'10" (1.91m x 1.17m)

ENTRANCE HALL
6'3" x 10'6" (1.91m x 3.20m)

LOUNGE
12'1" x 23'2" (3.68m x 7.06m)

DINING ROOM
11'2" x 7'9" (3.40m x 2.36m)

KITCHEN
13'11" x 12'5" (4.24m x 3.78m)

CONSERVATORY
7'8" x 20'2" (2.34m x 6.15m)

BEDROOM ONE
13'6" x 11'8" (4.11m x 3.56m)

BEDROOM TWO
10' x 11'8" (3.05m x 3.56m)

BEDROOM THREE
6'7" x 8'11" (2.01m x 2.72m)

BATHROOM
6'6" x 5'9" (1.98m x 1.75m)

GARAGE
8'3" x 19'4" (2.51m x 5.89m)

ANTI-MONEY LAUNDERING (AML)

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 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!

COUNCIL TAX BAND C

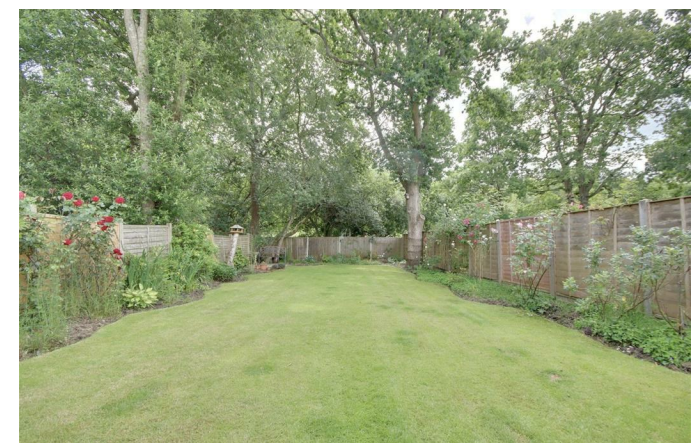
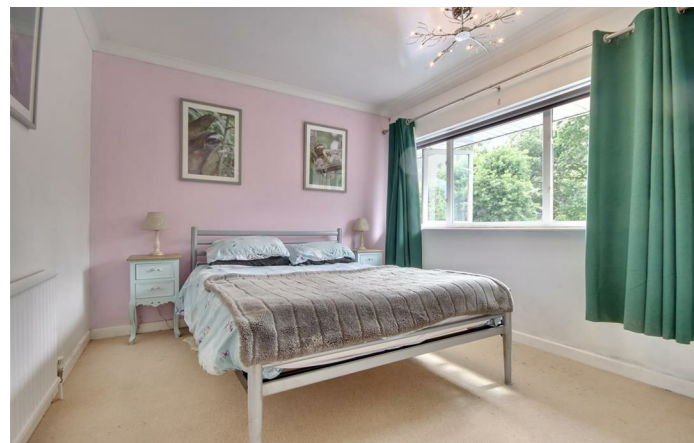
OFFER CHECK PROCEDURE - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank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

REMOVAL QUOTES

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

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			80
(81-91) B			
(69-80) C		62	
(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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