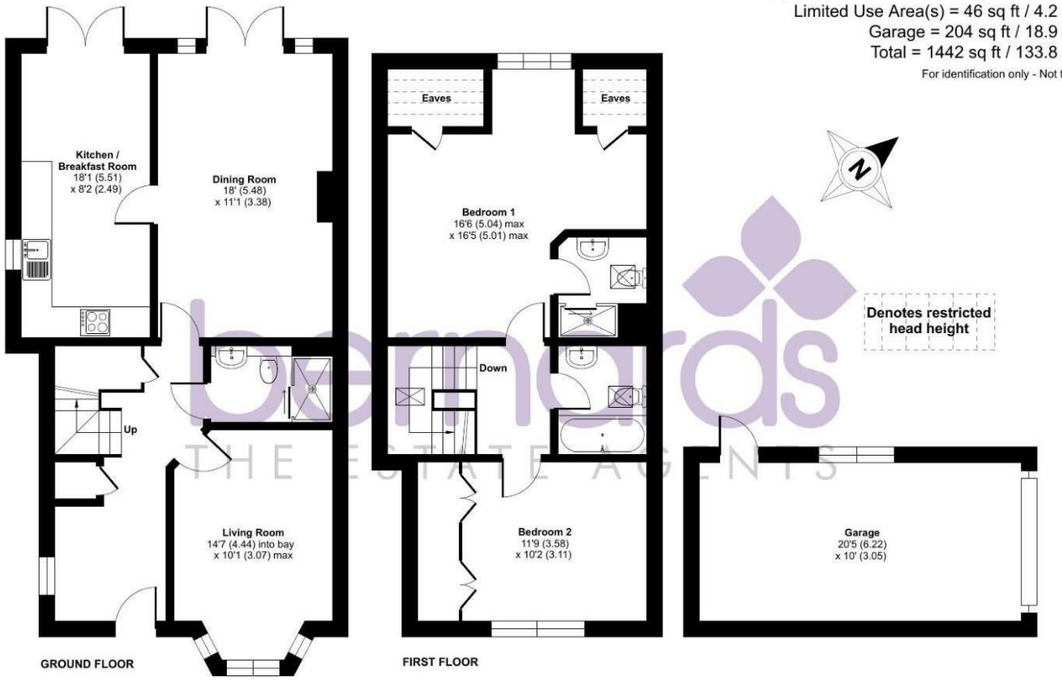
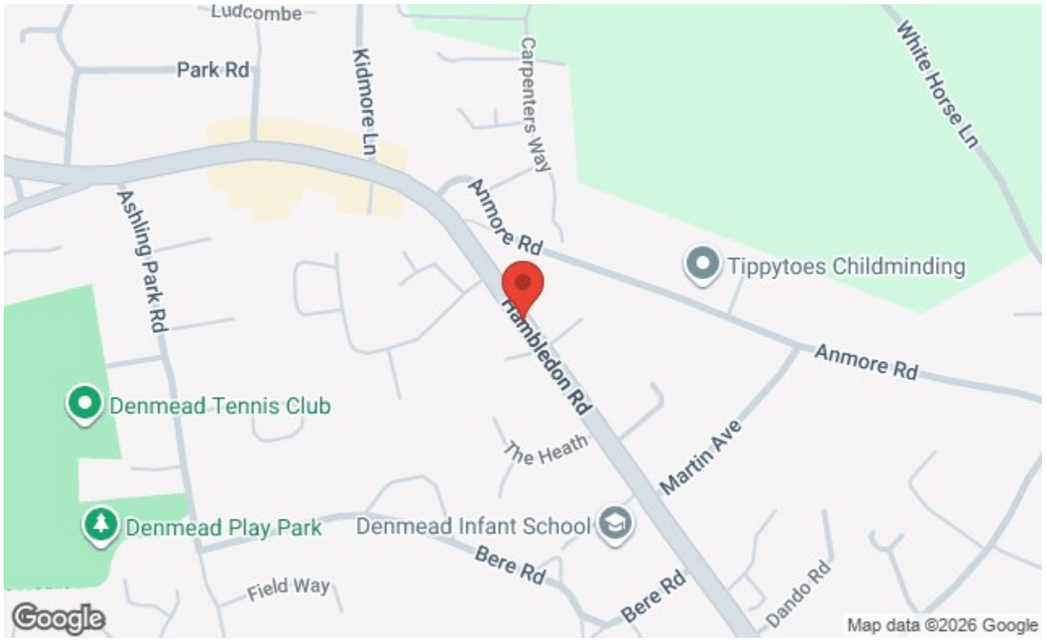
## Cherry Tree Cottage, Hambledon Road, Denmead, Waterlooville, PO7

Approximate Area = 1192 sq ft / 110.7 sq m
Limited Use Area(s) = 46 sq ft / 4.2 sq m
Garage = 204 sq ft / 18.9 sq m
Total = 1442 sq ft / 133.8 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: 1512908




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

FOR SALE

## Offers In Excess Of £450,000

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## HIGHLIGHTS

- TWO/THREE BEDROOMS
- DETACHED CHALET BUNGALOW
- THREE BATHROOMS
- OPEN-PLAN KITCHEN/DINER
- NO FORWARD CHAIN
- GARAGE & PARKING
- SOUGHT-AFTER LOCATION
- NEAR TO SHOPS AND AMENITIES
- BUS LINKS TO CITIES AND TOWNS
- A MUST SEE!

This delightful detached chalet bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,442 square feet, the property features three well-appointed bedrooms and three bathrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are greeted by a spacious hallway that sets the tone for the rest of the home. The living room is bathed in natural light, thanks to its large windows and patio doors that seamlessly connect to the garden, creating a lovely indoor-outdoor flow. The open-plan kitchen and dining area is a highlight, equipped with integrated appliances and another set of patio doors leading to the garden, perfect for entertaining or enjoying family meals.

The ground floor also includes a versatile reception room which can be used as bedroom, along with a convenient walk-in shower room complete with a basin and WC. This layout offers flexibility for various living arrangements.

Ascending to the first floor, you will find two generously sized double bedrooms, both offering pleasant views of the surrounding area. The master bedroom boasts its own ensuite shower room, providing a private retreat. A further family bathroom, featuring a fitted bath, basin, and WC, completes this level.

Externally, the property is complemented by an easy-to-maintain garden, a garage and parking, ensuring practicality alongside comfort. With convenient access to local schools, shops, and direct bus links to nearby cities and towns, this property is perfectly positioned for modern living. This charming chalet bungalow is not to be missed.

Call today to arrange a viewing
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www.bernardsestates.co.uk

# PROPERTY INFORMATION

**KITCHEN/DINER**
18'0" x 8'2" (5.51m x 2.49m)

**DINING ROOM**
17'11" x 11'1" (5.48m x 3.38m)

**RECEPTION ROOM/BEDROOM THREE**
14'6" x 10'0" (4.44m x 3.07m)

**BEDROOM ONE**
16'6" x 16'5" (5.04m x 5.01m)

**BEDROOM TWO**
11'8" x 10'2" (3.58m x 3.11m)

**ENSUITE**

**BATHROOM**

**SHOWER ROOM**

**GARAGE**
20'4" x 10'0" (6.22m x 3.05m)

**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

**COUNCIL TAX BAND**
BAND E

**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!

**OFFER VERIFICATION 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.

**PROPERTY REMOVALS**
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 QUOTES**
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.

**TENURE OF PROPERTY**
Freehold









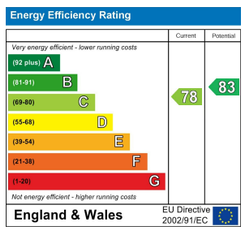













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