



£595,000
11 Heathfield Avenue
Fareham, PO15 5QD

PROPERTY SUMMARY

Situated on a generous corner plot in the popular residential location of Catisfield, this extended four bedroom property offers extensive living space and a welcoming favoured aspect rear garden. The accommodation includes a sitting room, a dining room with family area, downstairs WC, a kitchen breakfast room with integral AEG appliances, a utility room and a garage. The first floor offers four good size bedrooms, a family bathroom and a separate modern shower room. Externally there is a well maintained west facing rear garden with multiple seating areas as well as off road parking located to the front of the property. To arrange your viewing contact our Stubbington Office.









FRONT Off Road parking for multiple vehicles, access to garage, lawn and shrub borders, gate providing access to rear garden.

HALLWAY Access to;

WC

SITTING ROOM 17' 0" x 16' 7" (5.18m x 5.05m)

DINING ROOM 30' 2" x 11' 1" (9.19m x 3.38m) Dining room leading to family room with access to rear garden.

KITCHEN/BREAKFAST ROOM 16' 11" x 10' 05" (5.16m x 3.18m)

REAR LOBBY Access to rear garden.

UTILITY ROOM

GARAGE 17' 11" x 8' 06" (5.46m x 2.59m) Up and over garage door leading to driveway and storage in loft space above.

FIRST FLOOR LANDING

BEDROOM ONE 11' 05" x 11' 01" (3.48m x 3.38m)

SHOWER ROOM

BEDROOM TWO 11' 8" x 11' 1" (3.56m x 3.38m)

BATHROOM

BEDROOM THREE 12' 08" x 8' 10" (3.86m x 2.69m)

BEDROOM FOUR 8' 06" x 8' 0" (2.59m x 2.44m)

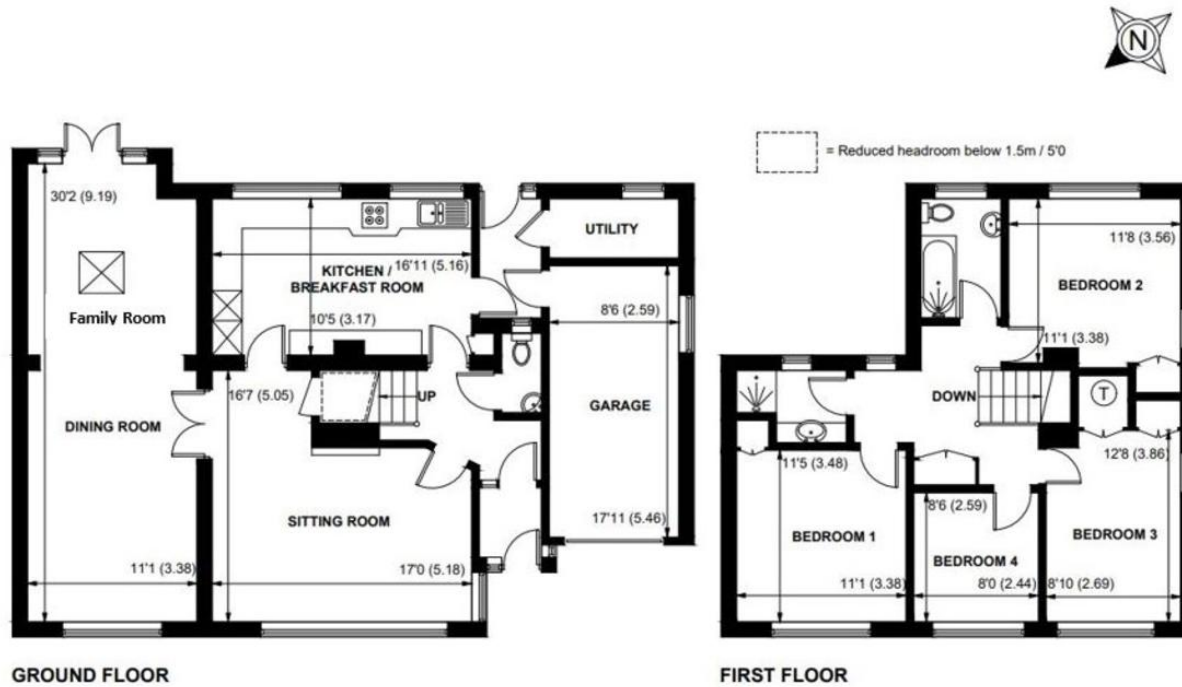
REAR GARDEN Corner plot garden mostly laid to lawn with multiple patio seating areas, mature shrubs and bushes, garden shed and greenhouse, gate providing access to front garden.

LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



APPROXIMATE GROSS INTERNAL AREA = 1825 SQ FT / 169.6 SQ M
(INCLUDING GARAGE)
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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