



32 Buchan Avenue, Whiteley, PO15 7EU

Asking Price £550,000



Buchan Avenue |
Whiteley | PO15 7EU
Asking Price £550,000

W&W are delighted to offer for sale this extended five bedroom detached house sat on an impressive corner plot situated down the end of a private driveway made up of only four houses. The property underwent an extensive side/rear extension in 2015 providing a fully self functioning one bedroom annexe & extended open plan kitchen/dining room. The main house boasts four bedrooms, lounge, study, open plan kitchen/dining/family room, utility room, family bathroom & en-suite shower room to the main bedroom. The home sits on an enviable corner plot providing front, rear & side gardens as well as a detached double garage with driveway parking.

Buchan Avenue is located in the 'Sweethills Crescent' area of Whiteley, the shopping centre is just a 10 minute walk away with a path leading towards Meadowside playing field. The local primary school and further amenities are also within walking distance & excellent transport links are easily accessible.





Extended five bedroom detached family home situated down the end of a private driveway made up of only four houses

Enviably corner plot providing front, side & rear gardens

The property underwent an impressive side/rear extension in 2015 providing a one bedroom annexe & open plan kitchen/dining room

Entrance hall enjoying attractive wood flooring flowing through into the lounge & built in understairs storage cupboard

Lounge enjoying centrepiece fireplace with inset gas fire

23'5ft Open plan kitchen/dining/family room with twin double doors opening out onto the garden & four feature Velux windows

Kitchen benefitting from built in double oven/hob, space for additional appliances & breakfast bar

Utility room providing additional storage space & plumbing for washing machine/tumble dryer

Downstairs cloakroom comprising two piece suite

Study/Play room with window to the front

Main bedroom benefitting from built in wardrobes, large built in storage cupboard & en-suite shower room

Three additional bedrooms with two benefitting from built in wardrobes

Family bathroom comprising three piece suite

The annexe provides it's own large porch/entrance hall, one double bedroom, shower room & sitting room with sliding doors opening into the open plan kitchen/dining room

Detached double garage with divider in the middle & power/lighting

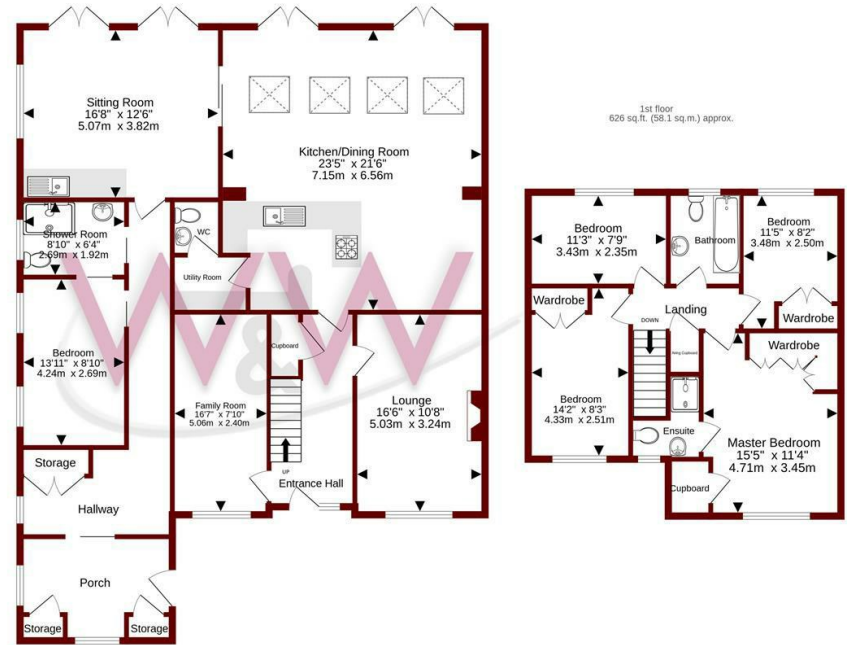
Rear & side gardens laid to mature shrubbery

'In our opinion' the property offers a great degree of privacy with mature trees to the front & side

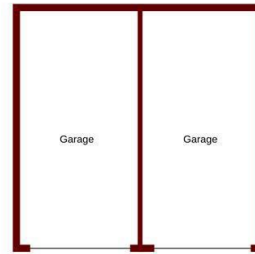
AGENTS NOTE - we feel that the property requires some improvements in areas



Ground floor
1636 sq.ft. (152.0 sq.m.) approx.



Garage
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 2657 sq.ft. (246.8 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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - E

Potential EPC Rating - C

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk