



7 Brindley Road, Whiteley, PO15 7PX

Asking Price £522,500





Brindley Road |

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W&W are delighted to offer for sale this '2021 Crest Nicholson' built four bedroom detached family home. The property boasts four bedrooms, 22ft kitchen/dining room, utility room, cloakroom, family room/study, lounge, modern family bathroom & modern en-suite shower room to the main bedroom. The property also enjoys a rear landscaped garden, garage & driveway parking.

Brindley Road is in the brand new 2020 'Whiteley Meadows' development. You'll find the development nestled between the picturesque market village of Botley and the bustling shopping destination of Whiteley. If you are looking for a pretty, rural location with the benefits and convenience of many larger shops, restaurants, bars and sports clubs then this is the perfect place for you. Botley train station is just 1.5 miles offering regular services to London Waterloo, Portsmouth and Southampton. When completed the development will also have schooling for all ages, including primary school, a secondary school and nurseries.





'2021 Crest Nicholson' built four bedroom detached family home

No chain ahead

Entrance hall with attractive grey wood effect laminate flooring flowing throughout the ground floor, family bathroom & en-suite

22ft dual aspect modern kitchen/dining room boasting quartz worktops & high gloss units

Integrated appliances include double oven, hob, fridge/freezer & dishwasher

Utility room providing additional storage & space/plumbing for appliances

Dual aspect lounge with double doors opening out onto the rear garden

Family room/study with walk in bay window to the front

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes & modern en-suite shower room

Three additional bedrooms all benefitting from built in wardrobes

Modern family bathroom comprising three piece white suite

Landscaped rear garden laid to patio with newly laid lawn area enjoying display flower/shrubbery & side access

19'11ft Garage with power & lighting

Driveway parking for vehicles

### **ADDITIONAL INFORMATION**

Property construction - Traditional

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

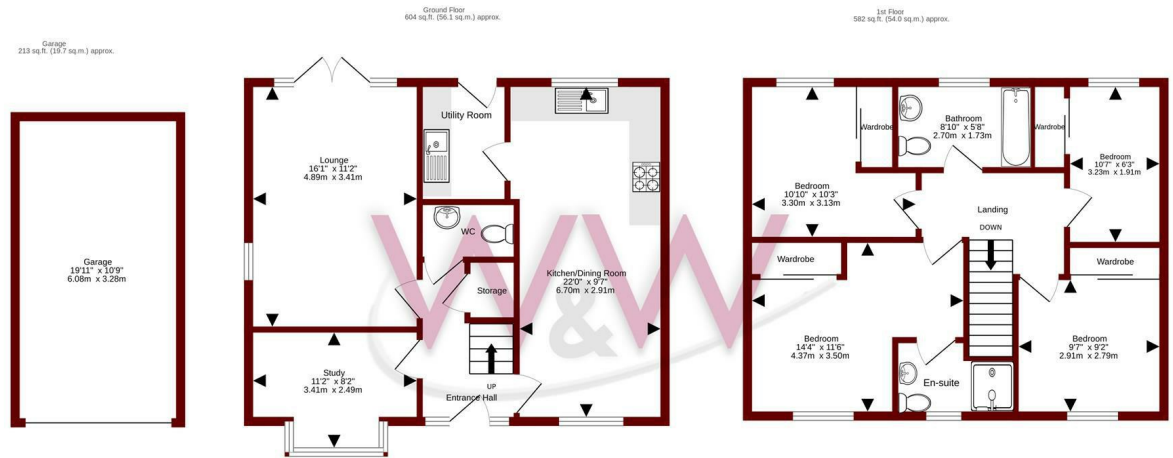
Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by See The Light

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>





TOTAL FLOOR AREA: 1398 sq.ft. (129.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - E - £1820 Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

H3 Whiteley Shopping Centre

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