



22 Castilian Way, Whiteley, PO15 7NR

Offers In Excess Of £400,000



Castilian Way |
Whiteley | PO15 7NR
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W&W are delighted to offer for sale this well presented four bedroom semi detached home situated on a corner plot. The property boasts four bedrooms, lounge, kitchen/breakfast room, impressively sized conservatory, cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden, garage & driveway parking.

Castilian Way is accessed via Botley Road, Swanwick & enjoys woodland walks close by, including a short cut through to the local Whiteley Primary School & Co Op. Also within walking distance are the amenities of both Park Gate & Whiteley including Swanwick train station.





Well presented four bedroom semi detached town house

Situated on an enviable corner plot down the end of a quiet cul de sac

Woodlands views to the front

Welcoming entrance hall enjoying attractive wood effect laminate flooring flowing into the lounge/dining room

Kitchen/breakfast room boasting built in oven, hob, fridge/freezer, dishwasher & washing machine

Made to measure shutters throughout to remain

Spacious lounge enjoying walk in bay window & bi-folding doors opening into the conservatory

Conservatory with vaulted glass roof & double doors opening out into the rear garden

Downstairs cloakroom comprising two piece suite

Dual aspect galleried landing

Two bedrooms & modern family bathroom to the first floor

Dual aspect main bedroom to the top floor enjoying built in wardrobes & modern en-suite shower room

Feature air-conditioning unit to the main bedroom & lounge to remain

Additional guest bedroom to the top floor enjoying woodland views to the front & built in wardrobe

Rear enclosed landscaped garden laid to decked sun terrace, paved patio & side access

Garage with power/lighting and eaves storage

Driveway parking

Estate management charge approx. £TBC

ADDITIONAL INFORMATION

Property construction - Traditional brick built

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 Virgin Media

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/>



Ground floor
529 sq.ft. (49.1 sq.m.) approx.

1st floor
391 sq.ft. (36.4 sq.m.) approx.

2nd floor
390 sq.ft. (36.2 sq.m.) approx.

Garage
190 sq.ft. (17.6 sq.m.) approx.

Lounge/Diner
14'8" x 13'7"
4.48m x 4.15m

Bedroom
12'11" x 12'5"
3.94m x 3.78m

Master Bedroom
15'4" x 10'10"
4.68m x 3.29m

Garage
19'7" x 9'8"
5.97m x 2.95m

Kitchen/Breakfast Room
16'10" x 7'10"
5.14m x 2.39m

Bedroom
11'1" x 6'2"
3.37m x 1.89m

Bedroom
12'10" x 11'9"
3.92m x 3.57m

TOTAL FLOOR AREA : 1500 sq.ft. (139.3 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		80	89
England & Wales			

Council Tax Band - D - £2063.40 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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