



35 Andersen Close, Whiteley, PO15 7ER

Asking Price £425,000





Andersen Close |  
Whiteley | PO15 7ER  
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W&W are delighted to offer for sale this well presented and vastly improved three bedroom detached family home. The property boasts three bedrooms, lounge, dining room, modern fitted kitchen, conservatory/family room, cloakroom, utility room, modern family bathroom & modern re-fitted en-suite bathroom to the main bedroom. The property also benefits from a rear landscaped garden, garage & block paved driveway.

Andersen Close is situated in the ever popular 'Sweethills Crescent' area of Whiteley, the shopping centre is just a 15 minute walk away providing a variety of shops, eateries and other amenities. The A27 & M27 are easily accessible as is Swanwick Train Station. Whiteley School is also within walking distance and bus stops close by with links to local Secondary Schools - Henry Cort Community College and Swanmore College





Well presented & improved three bedroom detached family home

No chain ahead

Lounge with under stairs storage cupboard

Modern re-fitted kitchen boasting attractive worktops & units

Built in appliances include oven, hob, dishwasher & bins

Utility room providing additional space for appliances & storage space

Downstairs cloakroom

Dining room with double doors opening out into the conservatory/family room

Conservatory/family room with cosy style roof & feature exposed brick walls

Main bedroom with en-suite

Modern re-fitted en-suite bathroom with feature jacuzzi style spa bath

Two further bedrooms with one benefitting from built in storage cupboard

Modern re-fitted shower room comprising three piece white suite, large walk in double shower cubicle & attractive wall/floor tiling

Rear landscaped garden laid to artificial lawn & decking area

Large block paved driveway with dropped kerb and parking for 3 vehicles

Garage with replacement roller door

'2024' Replacement carpets to the stairs, landing, bedrooms 1 & 3

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

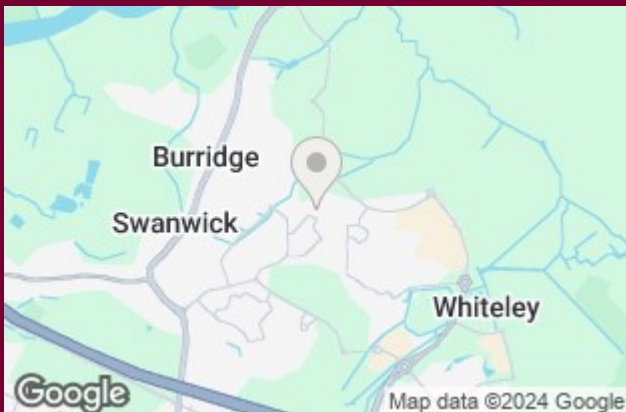
Heating - Gas central heating with replacement combination boiler

Broadband - There is broadband connected to the property but the seller isn't aware of the supplier as it is currently tenanted

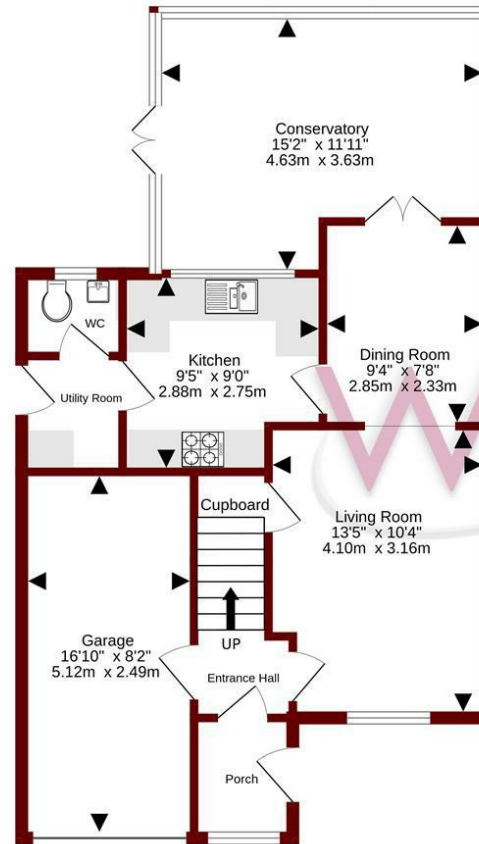
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>

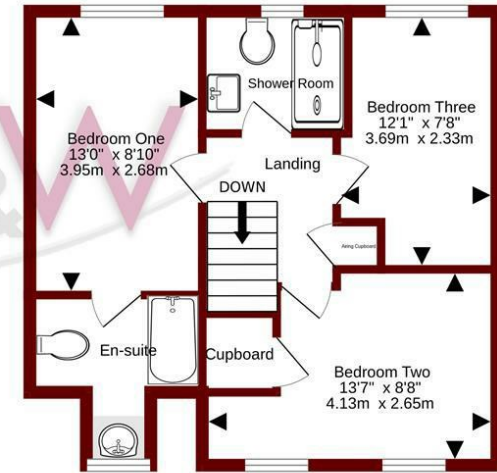




Ground floor  
688 sq.ft. (63.9 sq.m.) approx.



1st floor  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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		89
(81-91)	B		
(69-80)	C	78	
(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 - D - £1817.56 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

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Whiteley

Hants

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