



17 Andalusian Gardens, Whiteley, PO15 7DU

Asking Price £500,000



Andalusian Gardens |
Whiteley | PO15 7DU
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W&W are delighted to offer for sale this deceptively spacious split level four bedroom detached family home. The property enjoys four bedrooms, lounge, dining room, kitchen, utility room, cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also benefits from a beautifully tiered landscaped garden, garage & driveway parking for vehicles.

Andalusian Gardens is a highly sought after cul de sac in the ever popular location of Whiteley, the renowned Whiteley Primary school is just a short walk along with the doctors surgery & local Co Op. Further shops and eateries can be found in the Whiteley Shopping Centre just over a mile away. Also easily accessible are the excellent transport links including Swanwick Train Station, A27 & M27.





Extremely well presented split level four bedroom detached family home

Highly sought after cul de sac location

Welcoming entrance hall boasting built in storage cupboard & replacement composite front door

Dual aspect lounge enjoying walk in bay window to the front, centrepiece fireplace & steps up to the dining room

Re-fitted kitchen boasting granite effect worktops & attractive wood cabinets

Integrated appliances include oven, gas hob, fridge/freezer & bins

Dining room with patio doors opening out onto the rear garden

Utility room providing additional storage space & plumbing for appliances

Cloakroom comprising two piece suite

Main bedroom boasting built in wardrobes & en-suite shower room

Three additional double bedrooms all benefitting from built in wardrobes

Main bathroom comprising three piece suite

'In our opinion' we feel that the property is extremely light, bright & airy throughout

Beautifully landscaped rear tiered garden enjoying areas laid to lawn with display flower/shrubbery, paved patio area & shed to remain

Garage with power & lighting

Driveway parking for vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with replacement Vaillant boiler

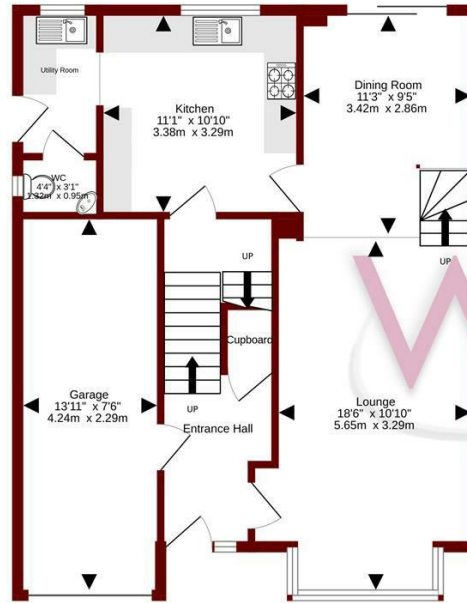
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin

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

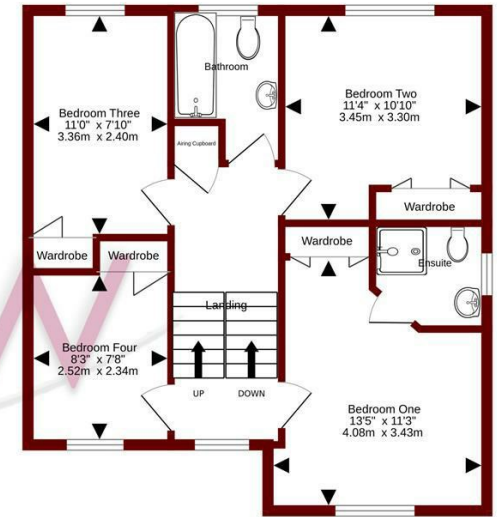
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
722 sq.ft. (67.0 sq.m.) approx.



1st floor
595 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1316 sq.ft. (122.3 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		86
(69-80) C	75	
(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 - £2645.56 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre

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Whiteley

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