



30 Brindley Road, Whiteley, PO15 7PX

Asking Price £485,000



Brindley Road |
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W&W are delighted to offer for sale this extremely well presented four bedroom detached family home situated at the end of a private road. The property enjoys four bedrooms, lounge, truly impressive open plan kitchen/dining room, cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a beautifully landscaped rear garden, detached garage and ample driveway parking.

Brindley Road is in '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.





Extremely well presented four bedroom detached family home

Situated at the end of a private road

Entrance hall enjoying built in storage cupboard & Amtico flooring flowing throughout the ground floor

Truly impressive 19'10ft open plan kitchen/dining/family room

Modern kitchen enjoying marble effect worktops, high gloss units & island unit

Integrated appliances include oven, hob, fridge/freezer, dishwasher, washing machine & microwave

Spacious lounge with double doors opening out onto the rear garden

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in mirrored sliding wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite with feature large shower cubicle tray & attractive wall tiling

Three additional bedrooms

Modern main bathroom comprising three piece white suite & attractive wall tiling

Beautifully landscaped south westerly facing rear garden majority laid to lawn, raised sleepers with display flowers & paved patio area

'In our opinion' we feel that the garden is of a generous size for the property and also offers privacy

Detached garage with power & lighting

Driveway parking for multiple vehicles

Estate management charge approx. £211.48 PA

Five years remaining on the NHBC Guarantee

Privately owned solar panels

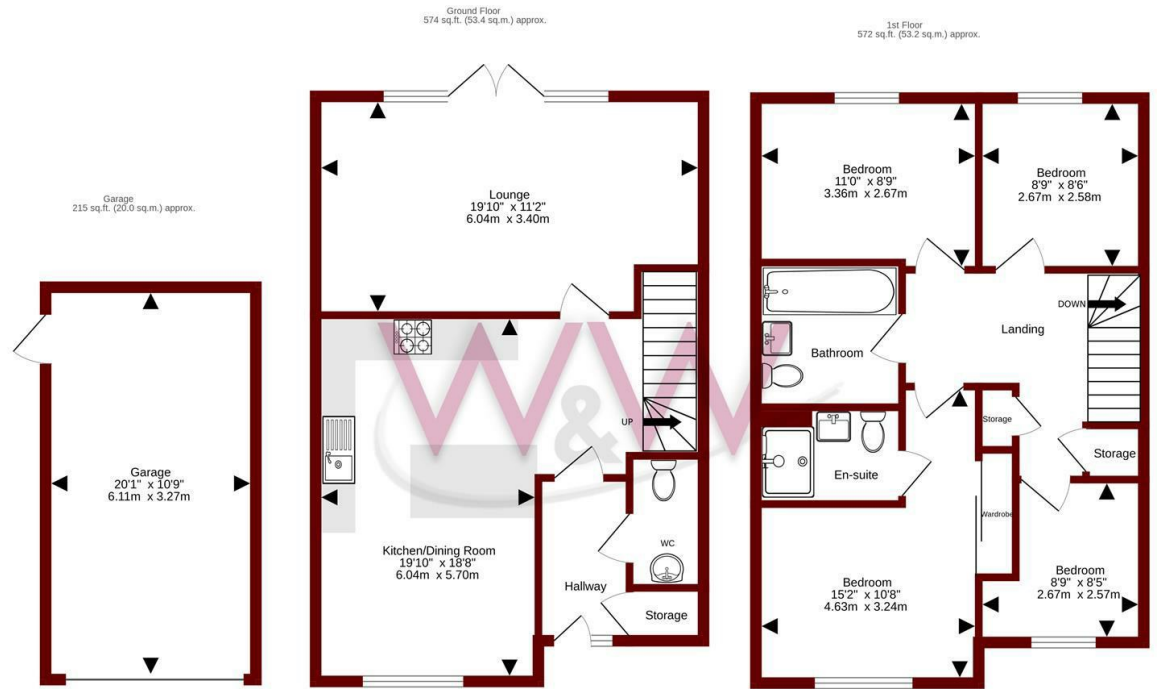
ADDITIONAL INFORMATION

The property is of a traditional brick build and is connected to mains electrics, water, sewerage and has 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 : 1362 sq.ft. (126.5 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	89	90
(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 - £2732 Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

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