



18 Buchan Avenue, Whiteley, PO15 7EU

Asking Price £400,000





Buchan Avenue |  
Whiteley | PO15 7EU  
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W&W are delighted to offer for sale this beautifully presented, extended & improved three bedroom semi detached home. The property enjoys three bedrooms, impressive 20'8ft open plan kitchen/dining/family room, lounge, cloakroom & modern main bathroom. The property benefits from a rear enclosed garden backing onto mature woodlands, garage & driveway parking.

Buchan Avenue is located in the 'Sweethills Crescent' area of Whiteley, the shopping centre is just a 10 minute walk away with a path leading towards Meadowside playing field. The local primary school and further amenities are also within walking distance & excellent transport links are easily accessible.





Beautifully presented, extended & improved three bedroom semi detached home

No chain ahead

15'1ft lounge enjoying attractive wood effect laminate flooring flowing into the kitchen/dining/family room

Impressively sized 20'8ft open plan kitchen/dining/family room with feature skylight lantern roof & bi-folding doors opening out onto the rear garden

Stunning modern kitchen enjoying quartz worktops & attractive matte cabinets

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

Downstairs cloakroom comprising two piece contemporary suite

Main bedroom benefitting from built in wardrobe

Two additional bedrooms

Modern family bathroom comprising three piece white suite & attractive tiling

Landscaped rear garden majority laid to lawn with decked sun terrace, paved patio area & display shrubbery/flowers

'In our opinion' the garden offers a great deal of privacy backing onto mature woodlands

Garage with power, lighting & plumbing for appliances

Driveway parking for vehicles

## ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

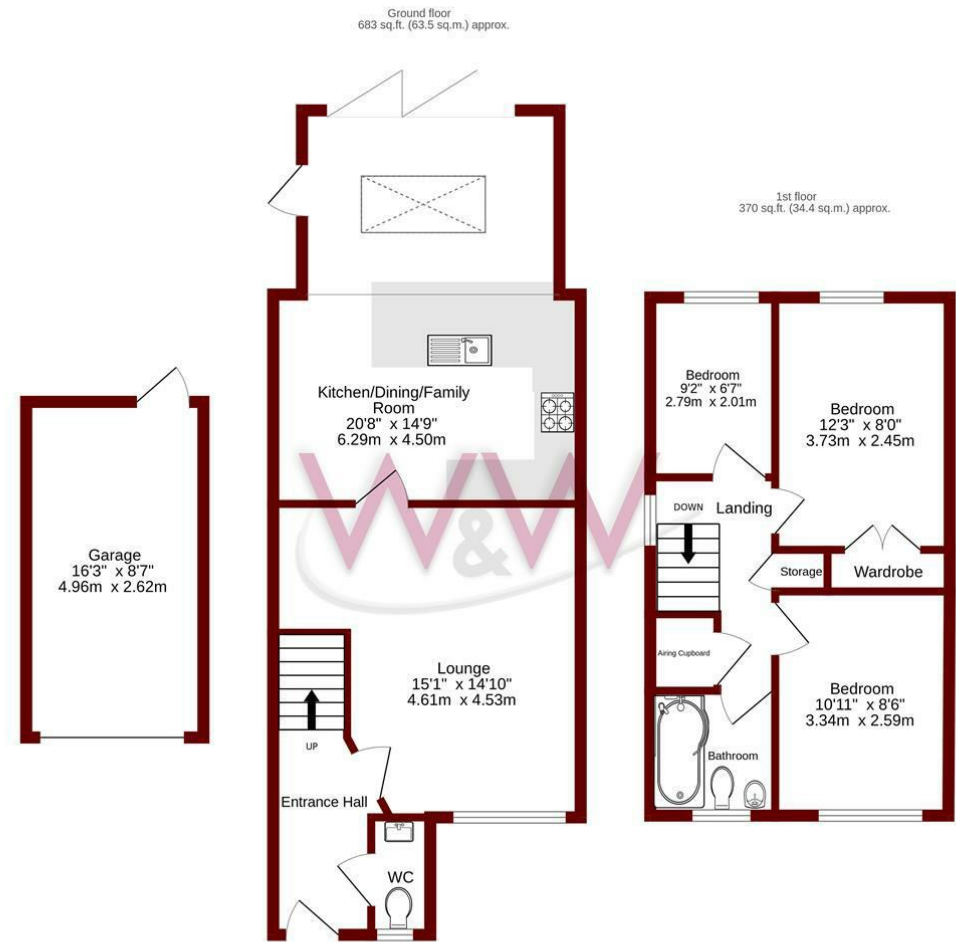
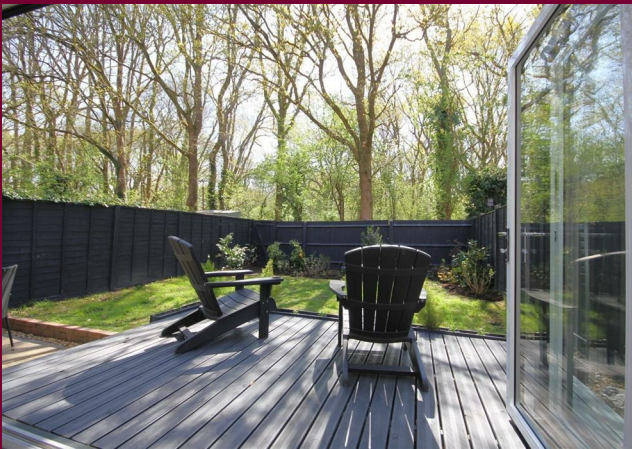
Heating - Gas central heating

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

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: 1054 sq.ft. (97.9 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) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D - £2164.55 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

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