



Hispano Avenue | Whiteley | PO15 7DS

Asking Price £550,000



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**** SOLD IMMEDIATELY VIA WALKER & WATERER'S UNRIVALLED WHITELEY CLIENT MAILING LIST **** W&W are delighted to offer for sale this beautifully presented five bedroom detached family home situated in a popular cul de sac location. The property enjoys over 1700 sq. ft spanning across three floors providing five bedrooms, three reception rooms, three bathrooms & cloakroom. The property also benefits from a beautifully landscaped rear garden, remainder of garage & block paved driveway providing parking for multiple vehicles.

Hispano Avenue is ideally situated for family life, the local co op, community centre & sought after primary school are just a few minutes walk away. Also within walking distance is Swanwick train station, Meadowside leisure centre & Whiteley Shopping Centre providing a variety of shops and eateries as well as a Tesco & Cinema.







Beautifully presented five bedroom detached family home situated in a popular cul de sac location

Accommodation over 1700 sq. ft spanning across three floors

Welcoming entrance hall enjoying attractive wood effect flooring & built in understairs storage cupboard

Spacious lounge with centrepiece fireplace & double doors opening out onto the rear garden

Dual aspect open plan kitchen/breakfast/sun room with access out into the rear garden

Modern kitchen enjoying attractive wood effect worktops & gloss cabinets

Integrated appliances include double oven, gas hob, fridge/freezer, microwave & dishwasher

Dining room with walk in bay window

Downstairs cloakroom comprising two piece contemporary suite

Main bedroom to the first floor enjoying built in wardrobes, twin windows & en-suite bathroom

Modern en-suite bathroom comprising three piece white suite & attractive aqua panelling to the walls



Four additional bedrooms to the first floor with two benefitting from built in storage

Modern shower room comprising three piece white suite with feature low profile shower cubicle tray & attractive wall tiling

21'11ft Bedroom to the top floor with Velux windows, eaves storage, air conditioning unit & en-suite currently used as a cloakroom but the seller advises us that this has the plumbing for a shower to be re-installed

Beautifully landscaped southerly facing garden enjoying areas laid to lawn, paved patio, raised sleepers with display flower/shrubbery, greenhouse & shed to remain

'In our opinion' the garden offers a great degree of privacy with mature woodlands to the rear

Converted garage into a utility room and store

Block paved driveway providing parking for multiple vehicles

Walking distance to Whiteley Primary School & local amenities



Tenure: Freehold
EPC Rating: TBC
Council Tax Band: E





ADDITIONAL INFORMATION

Property construction -

Electricity supply -

Water supply -

Sewerage -

Heating -

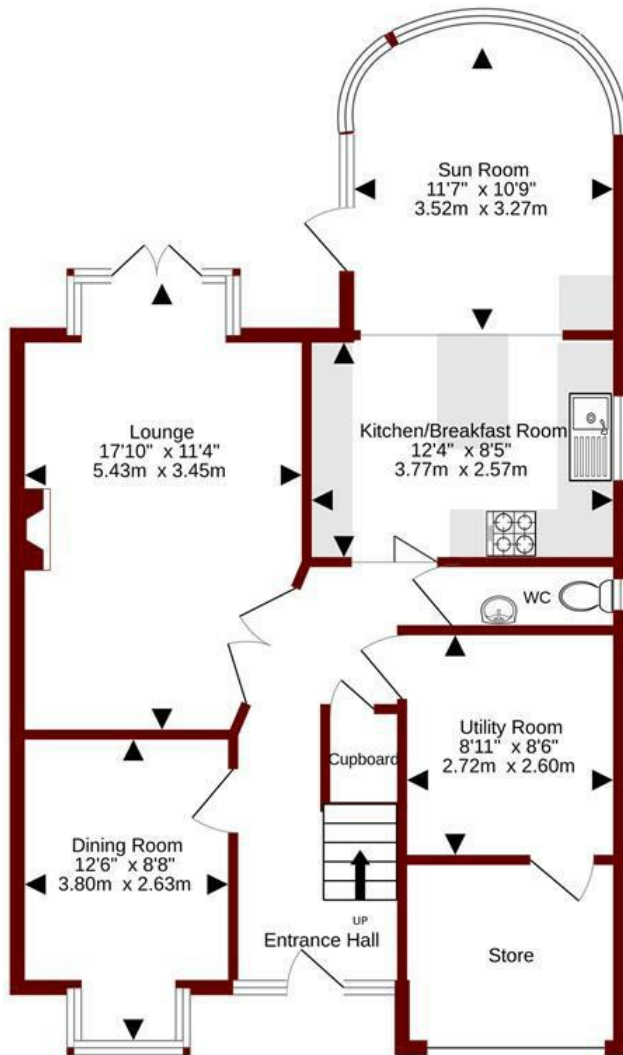
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by

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

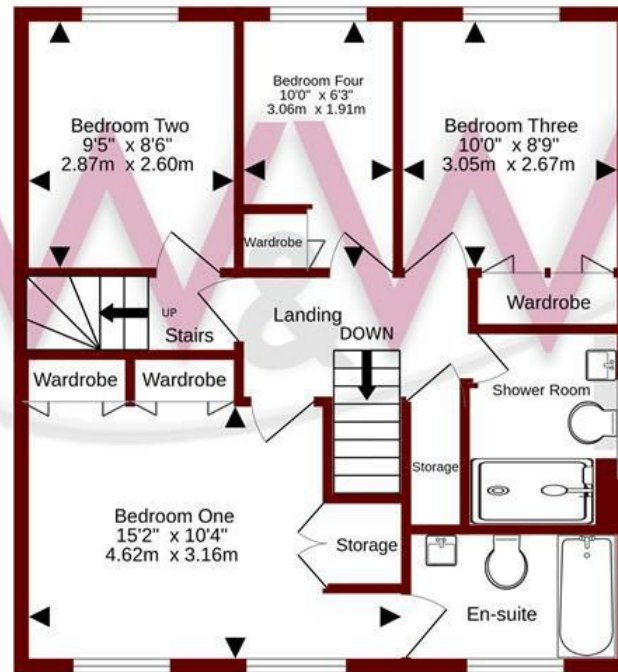
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



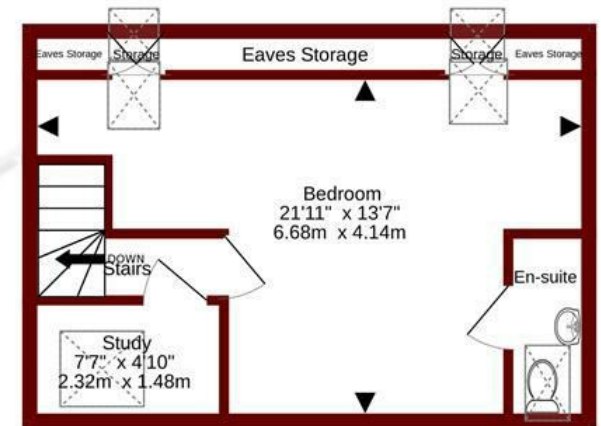
Ground floor
772 sq.ft. (71.7 sq.m.) approx.



1st floor
602 sq.ft. (56.0 sq.m.) approx.



2nd Floor
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 1709 sq.ft. (158.8 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		
England & Wales	EU Directive 2002/91/EC	

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