



Andalusian Gardens | Whiteley | PO15 7DU

Asking Price £665,000



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W&W are delighted to offer for sale this truly beautifully presented and vastly improved, split levelled four/five double bedroom detached family house. The property enjoys accommodation across split levels with four bedrooms, stunning open plan kitchen/dining/living room, utility room, family room, cloakroom, family bathroom & modern re-fitted en-suite shower room to the master bedroom. The property also enjoys a landscaped garden, double garage & driveway parking.

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.







Beautifully presented and vastly improved split levelled four/five double bedroom detached family home

The sellers are proud to call this an eco friendly home with a 2022 installed air source heating system with Tado smart heating controls

Highly sought after location with woodland outlook

Versatile accommodation over 1800 sq. ft spanning across split levels

Welcoming entrance hall enjoying attractive karndean flooring flowing throughout the ground floor benefitting from underfloor heating

Impressively sized 29'10ft open plan kitchen/dining/living room with bi-fold doors opening out onto the rear garden & walk in bay window to the front



Stunning modern kitchen with quartz worktops, attractive cabinets & large breakfast bar

Integrated appliances include top of the range 'Bosch' single oven, combination oven/microwave/grill, elica induction hob with inset extractor fan, fridge/freezer & dishwasher

Utility room with additional storage space & plumbing for washing machine and tumble dryer

Family room with patio doors opening out onto the rear garden

Cloakroom comprising two piece suite

Tenure: Freehold
EPC Rating: C
Council Tax Band: F - £3126.58
Per Annum



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

Striking en-suite walk in 'wet room' shower room comprising three piece white suite and attractive wall/floor tiling & smart controlled underfloor heating

Three additional double bedrooms all benefitting from built in storage

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

June 2025 replacement carpets to the stairs, landings and all four bedrooms

Westerly facing landscaped rear garden laid to lawn, paved patio areas and display flowers/shrubbery

In our opinion we feel that the garden offers a great degree of privacy

Double garage & driveway parking for multiple vehicles

Landscaped frontage laid to lawn, shingle & display flowers/shrubbery

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas



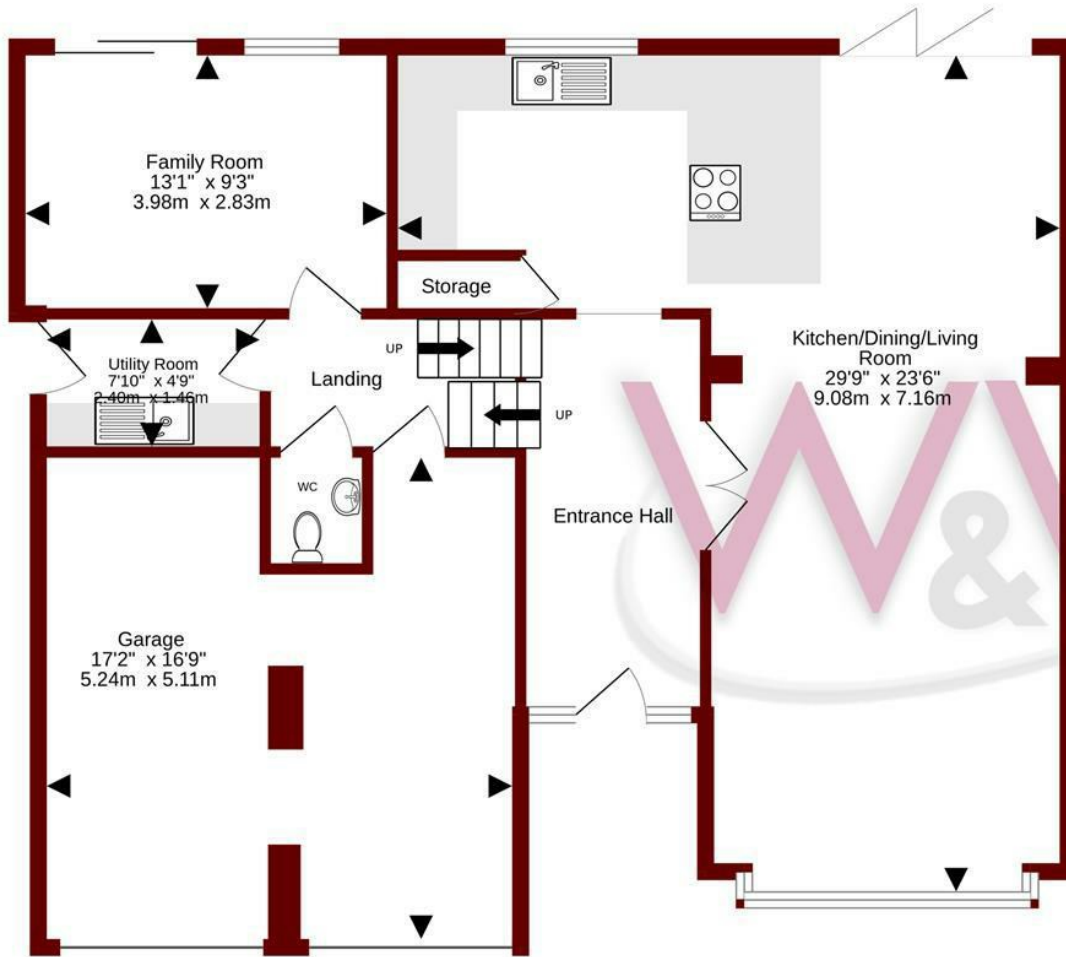
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin

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

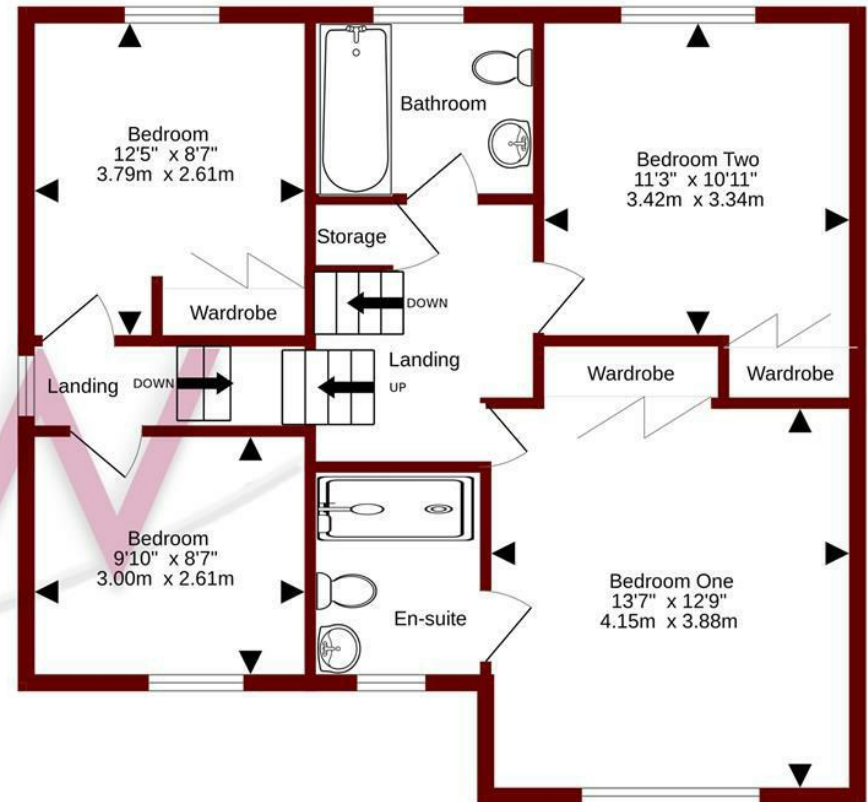
Please check here for all mobile networks - <https://checker.ofcom.org.uk>



Ground floor
1083 sq.ft. (100.6 sq.m.) approx.

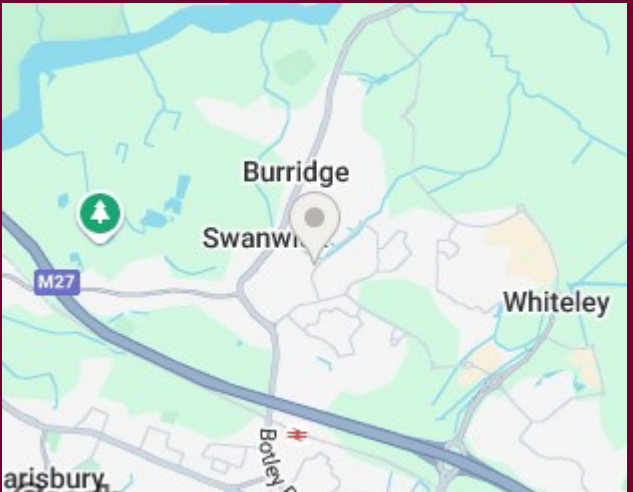


2nd floor
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 1804sq.ft. (167.6 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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