



3 Browning Close, Whiteley, PO15 7LX

Asking Price £515,000



Browning Close |
Whiteley | PO15 7LX
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W&W are delighted to offer for sale this well presented four double bedroom detached family home. The property enjoys four double bedrooms, lounge, dining room, kitchen/breakfast room, cloakroom, family bathroom & en-suite shower room to the master bedroom. The property also benefits from a rear garden, garage & driveway parking.

Browning Close is ideally situated for family life with Whiteley Primary School within half a mile & senior school buses running locally, the train station is around a 20 minute walk with regular links to Fareham, Portsmouth & Southampton and other excellent transport links are easily accessible. Also just over a mile away is Whiteley Shopping Centre providing a variety of shops, eateries & amenities.





Well presented four double bedroom detached family home

Popular cul de sac location

The home is 'in our opinion' bright, light & airy throughout

Spacious lounge with feature walk in bay & centre piece fireplace

Kitchen enjoying new worktops, built In oven & hob, space for washing machine & fridge/freezer

Dining room with window to the front

Downstairs cloakroom

Main bedroom with built In wardrobes & en-suite shower room

Family bathroom comprising three piece white suite

Westerly facing rear garden majority laid to lawn with patio area & side access

Garage & driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with 2024 replacement boiler & hot water tank

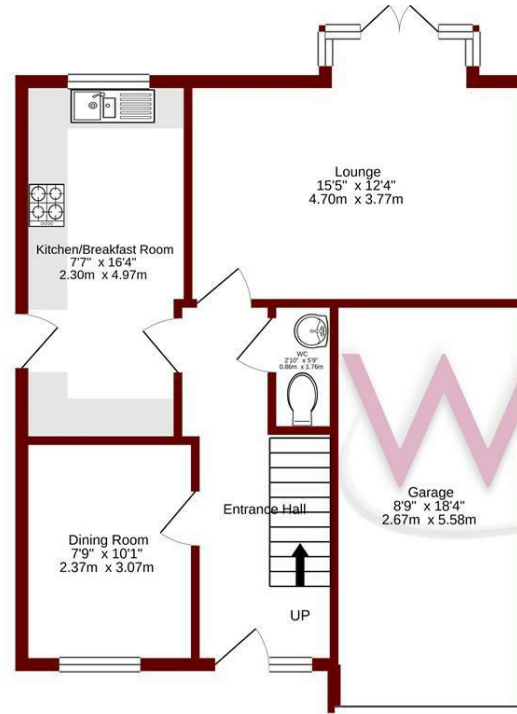
Broadband - There is broadband connected to the property

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

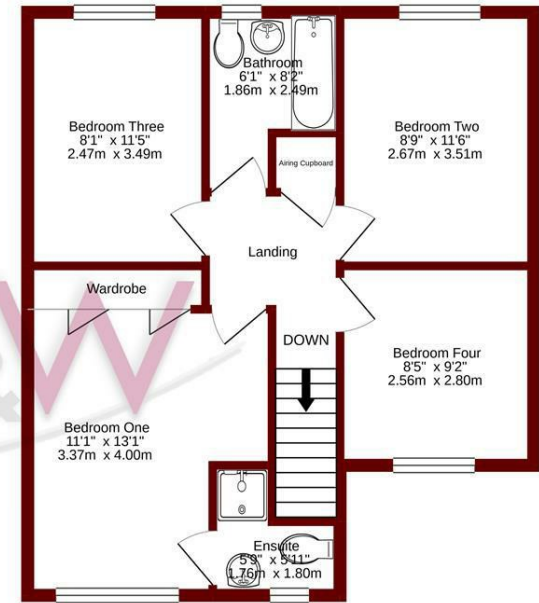
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
640 sq.ft. (59.5 sq.m.) approx.



1st floor
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 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	

Council Tax Band - E £2645.56 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

H3 Whiteley Shopping Centre

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Whiteley

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