



35 Saffron Way, Whiteley, PO15 7LG

Offers In Excess Of £310,000



**Saffron Way |
Whiteley | PO15 7LG
Offers In Excess Of £310,000**

W&W are pleased to offer for sale this three bedroom terraced house. The property boasts three bedrooms, 'L' shaped lounge/dining room, conservatory, kitchen, cloakroom & modern re-fitted family bathroom. The property also enjoys a rear low maintenance garden and parking for vehicles.

Saffron Way is just a five minute walk to the shops, eateries and amenities of Whiteley Shopping Centre. The property is also within walking distance of the local primary school's 'Whiteley Primary School' & 'Cornerstone'. Also easily accessed is Swanwick train station, the A27 & M27.





Well presented three bedroom terraced home

Entrance hall enjoying downstairs cloakroom & built in understairs storage cupboard

Kitchen boasting built in oven/hob with space for additional appliances

Spacious 'L' shaped lounge/dining room with double doors opening into the conservatory

Glass roof conservatory with double doors opening out onto the rear garden

Main bedroom benefitting from twin windows & built in double wardrobes

Two additional bedrooms

Modern re-fitted family bathroom comprising three piece white suite with feature attractive mosaic style flooring

Rear low maintenance landscaped garden majority laid to artificial lawn with decking area & rear access

Parking to the front for two vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

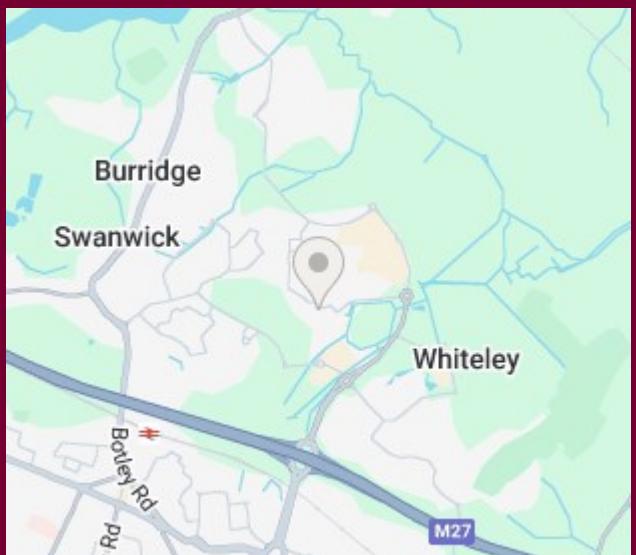
Sewerage - Mains

Heating - Gas central heating

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

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
431 sq.ft. (40.1 sq.m.) approx.

1st floor
370 sq.ft. (34.4 sq.m.) approx.

Ground floor

1st floor

TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the plan 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	85
(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 - D - £ Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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