



19 Valerian Avenue, Titchfield Park, PO15 5TF

Offers In Excess Of £425,000



Valerian Avenue |
Titchfield Park | PO15 5TF
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** Guide Price of £440,000 ** W&W are delighted to offer for sale this well presented & improved three/four bedroom detached family home. The property boasts three bedrooms, lounge, open plan kitchen/dining room, art studio/fourth bedroom, utility room, cloakroom, modern family bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden & driveway parking for vehicles.

Valerian Avenue is situated with both Locks Heath & Whiteley Shopping Centres within easy reach, as well as excellent transport links close by including M27, A27 and Swanwick train station. Titchfield Primary School is just over a mile away.





Extremely well presented & improved three/four bedroom detached family home

Welcoming entrance hall enjoying solid oakwood flooring flowing into the kitchen/dining room

Dual aspect lounge

16'2ft Open plan dual aspect kitchen/dining room with double doors opening out onto the garden & built in storage cupboard

Modern kitchen boasting quartz worktops & high gloss units

Integrated appliances include double oven, five ring gas hob, dishwasher, wine cooler and space for fridge/freezer

Downstairs cloakroom

Art studio /fourth bedroom with window to the front

Utility room providing additional storage & space/plumbing for appliances

Main bedroom benefitting from built in wardrobes & en-suite

Modern 'wet room style' en-suite comprising three piece white suite with feature walk in shower cubicle & attractive wall/floor tiling

Two additional bedrooms with one benefitting from built in storage

Modern family bathroom comprising three piece white suite & attractive tiling

Feature ceiling speakers to the kitchen/dining room & family bathroom

Rear easterly facing landscaped garden laid to paved patio with raised artificial lawn area with display flower/shrubbery beds, shed to remain, outside lighting & speakers

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 and is connected via ADSL

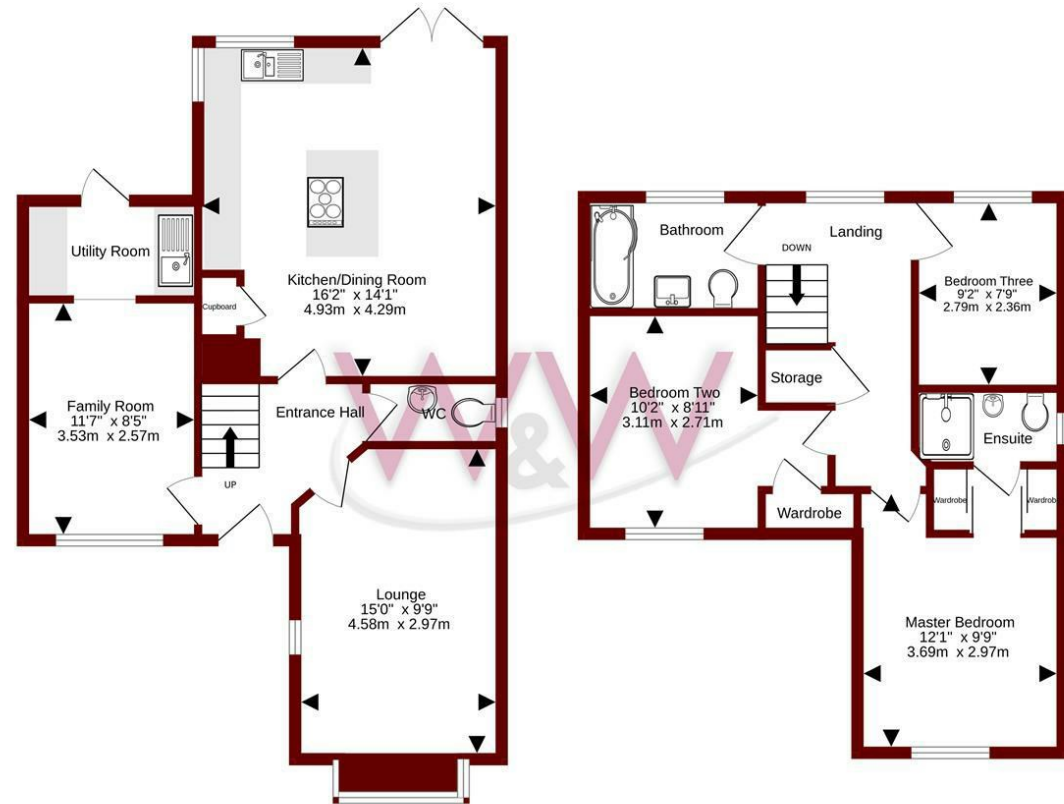
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
583 sq.ft. (54.2 sq.m.) approx.

1st floor
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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		72	82
(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 - £1970 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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