



12 Grevillea Avenue, Titchfield Park, PO15 5LW

Asking Price £419,995





Grevillea Avenue |  
Titchfield Park | PO15 5LW  
Asking Price £419,995

W&W are delighted to offer for sale this well presented three bedroom detached family home. The property boasts three bedrooms, lounge, dining room, kitchen, downstairs cloakroom, main bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden, garage & driveway parking.

Grevillea Avenue is situated with the amenities of Locks Heath, Whiteley & Park Gate close by with local shops & TGI Fridays within walking distance. Excellent transport links including A27, M27 & Swanwick train station are also easily accessible.





Well presented three bedroom detached family home

No chain ahead

Spacious lounge enjoying feature centrepiece fireplace & patio doors opening out onto the rear garden

Dual aspect kitchen boasting built in oven and hob with space for additional appliances

Dining room with window to the front

Downstairs cloakroom comprising two piece suite & built in storage cupboard

Galleried landing boasting built in airing cupboard

Main bedroom benefitting from built in wardrobes & en-suite shower room

Two additional bedrooms, both enjoying built in wardrobes

Main bathroom comprising three piece suite

Rear enclosed landscaped garden laid to shingle, paved patio area, mature shrubbery & rear access

Summer house to remain

Garage & driveway parking

### ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is no broadband connected to the property

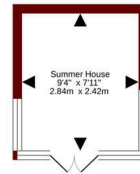
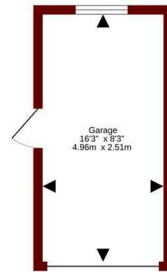
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>

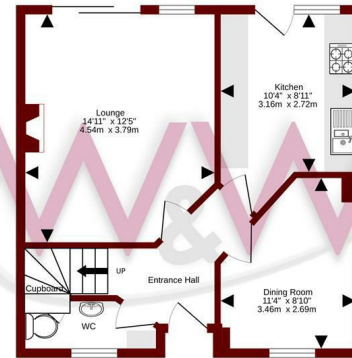




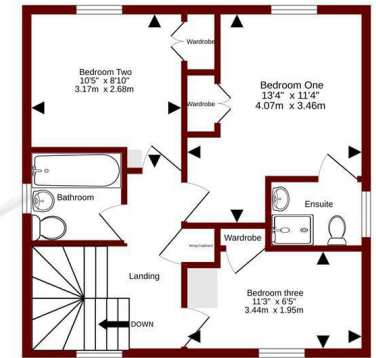
Garage & Summer House  
208 sq.ft. (19.3 sq.m.) approx.



Ground floor  
456 sq.ft. (42.4 sq.m.) approx.



1st floor  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D - £2063.40 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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