



59 Titchfield Park Road, Titchfield Park, PO15 5RN

Asking Price £650,000





Titchfield Park Road |  
Titchfield Park | PO15 5RN  
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W&W are delighted to offer for sale this well presented four bedroom detached family home situated on an enviable plot. The property boasts four double bedrooms, 23'9ft lounge/dining room, kitchen, snug, conservatory, downstairs shower room, main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden, garage & shingled driveway providing parking for multiple vehicles.

Titchfield park road is situated with the amenities of Locks Heath & Whiteley Shopping Centres within easy reach, as well as those of Park Gate which are a 25 minute walk away. Excellent transport links including A27, M27 & Swanwick train station are close by.







Extremely well presented four double bedroom detached family home

Situated on an enviable plot providing a large frontage & rear garden

Welcoming entrance hall enjoying engineered wood flooring flowing into the lounge/dining room

Dual aspect 23'9ft lounge/dining room with bi-folding doors opening out onto the rear garden

Modern kitchen boasting attractive high gloss units & granite worktops

Integrated appliances include double oven, five ring gas hob, microwave, dishwasher, washing machine & space for 'American' style fridge/freezer

Utility area with space for tumble dryer and understairs storage cupboard

Impressive glass roof conservatory enjoying a radiator & air conditioning unit providing all year round use

Modern downstairs shower room comprising three piece white suite & attractive wall/floor tiling

Snug with window to the front

Four double bedrooms with one benefitting from modern en-suite shower room & two also benefitting from built in storage

Modern shower room comprising three piece white suite with feature walk in shower, attractive wall/floor tiling & underfloor heating

Rear enclosed landscaped garden enjoying area laid to lawn, raised decked area with hot tub ( available to purchase for separate negotiation), paved patio areas & display shrubbery/flowers

Detached garage enjoying power & lighting

Privately owned solar panels to the property

Large frontage providing parking for multiple vehicles

AGENTS NOTE - Privately owned solar panels

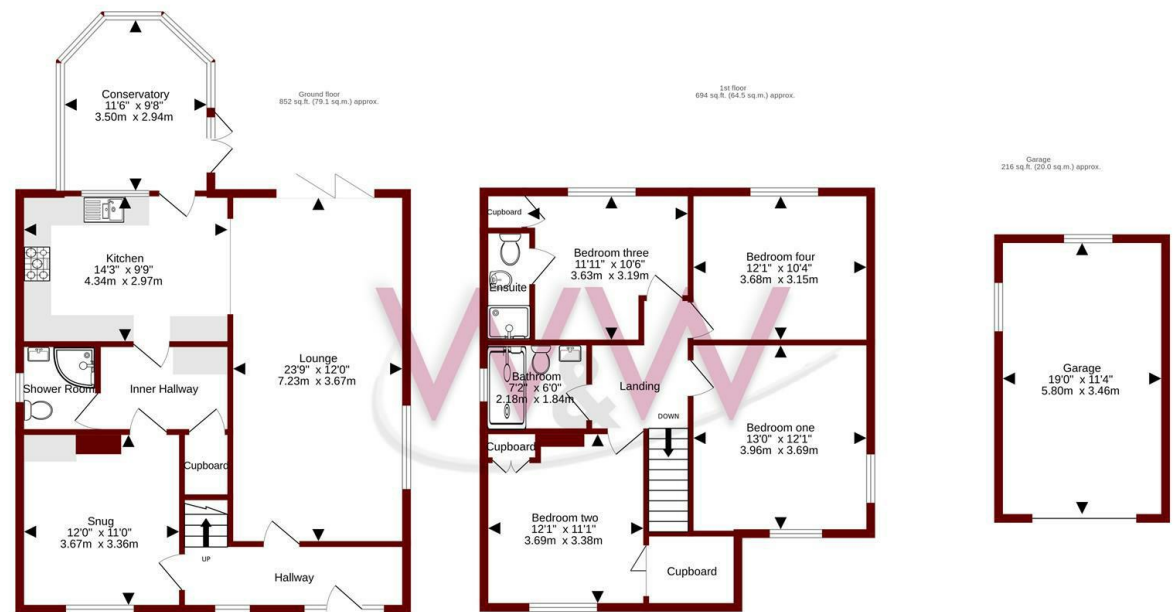
## ADDITIONAL INFORMATION

The property is of traditional brick built and is connected to mains electrics, water and drainage. The property's central heating system is Gas.

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

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/>



TOTAL FLOOR AREA : 1762 sq.ft. (163.7 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>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Council Tax Band - F

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

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