



16 Clarendon Crescent, Titchfield Common, PO14 4RE

Asking Price £475,000



Clarendon Crescent |
Titchfield Common | PO14 4RE
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W&W are delighted to offer for sale this well presented & improved four bedroom detached family home sitting on an enviable plot providing front, rear & side gardens. The property enjoys four bedrooms, lounge, dining room, kitchen, downstairs cloakroom, main bathroom & cloakroom to the main bedroom. The property enjoys landscaped front, side & rear gardens as well as a detached garage with ample driveway parking.

Clarendon Crescent is situated just half a mile from the local Infant & Junior Schools as well as a Tesco Express. Further amenities can be found at nearby Locks Heath Centre, Park Gate & Whiteley Shopping Centre. Excellent transport links are also easily accessible including A27, M27 & Swanwick train station. The property is also an 12 minute walk away from the local ' Abshot Country Club' providing ample health and beauty facilities.





Well presented & improved four bedroom detached family home

No chain ahead

Sitting on an enviable plot providing front, side & rear gardens

Welcoming entrance hall enjoying attractive wood effect laminate flooring flowing throughout the ground floor

Re-furbished dual aspect kitchen boasting attractive worktops & cabinets

Integrated appliances include '2025' newly fitted oven, hob & extractor fan with space for additional appliances

17'7ft lounge with centrepiece fireplace & patio doors opening out onto the rear garden

Dual aspect dining room with open access into the lounge

Downstairs cloakroom

Main bedroom benefitting from en-suite cloakroom (formerly with a shower)

Three additional bedrooms

Main bathroom comprising three piece white suite

'2025' Replacement carpets to the stairs, landing & all four bedrooms

Enclosed rear garden laid to lawn, paved patio area & display flower/shrubbery

Side garden laid to shingle offering excellent potential for an extension (subject to the relevant planning permissions)

'In our opinion' the garden offers a great degree of privacy backing onto greenery

Detached single garage

Landscaped frontage laid to lawn, mature trees & driveway parking for ample vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

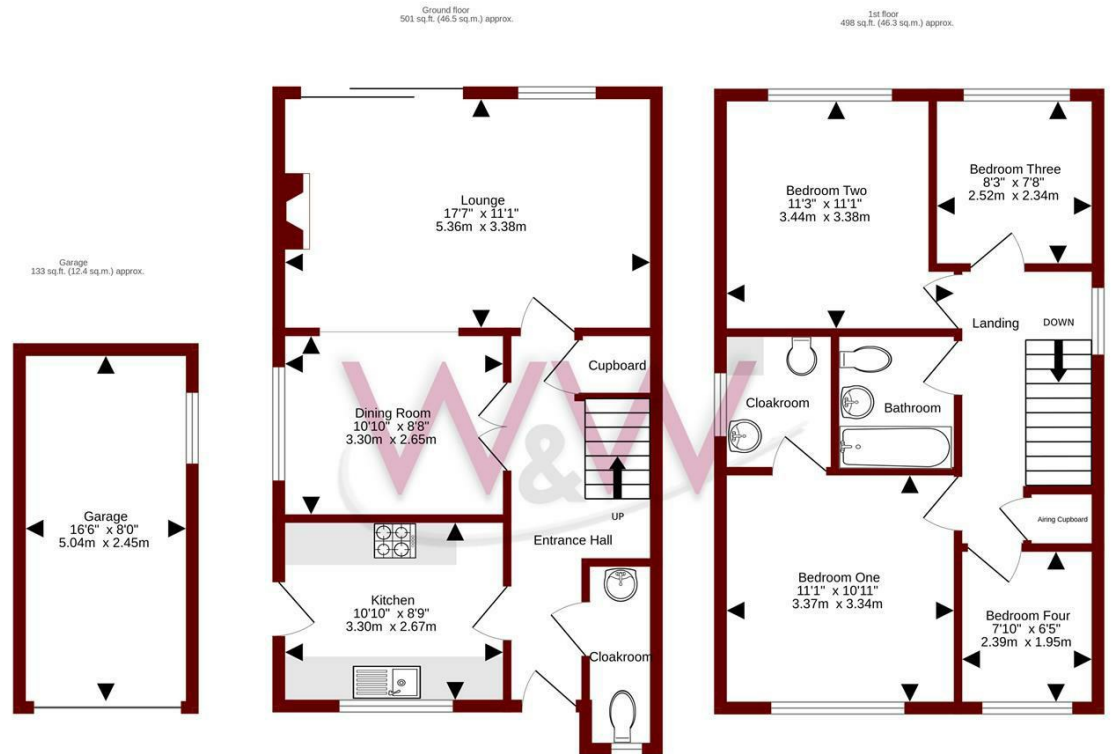
Sewerage - Mains

Heating - Gas central heating

Broadband - There is no broadband currently 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/>



TOTAL FLOOR AREA : 1133 sq.ft. (105.2 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		
(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 - C

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