



1 Ravenswood, Titchfield Common, PO14 4PX

Asking Price £539,000





Ravenswood |  
Titchfield Common | PO14 4PX  
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W&W are delighted to offer for sale this extremely well presented and extended four bedroom detached family home sat on an enviable corner plot. The property enjoys four bedrooms, impressively sized 19'4ft kitchen/dining room, living room, play room, study, utility room, modern downstairs shower room & modern upstairs shower room. The property sits on a corner plot providing a rear landscaped garden and large driveway providing parking for ample vehicles.

Ravenswood is a quiet cul de sac situated just 5 minutes walk to the local convenience store, also within walking distance is St Johns CofE School. Further amenities can be found at Park Gate & Locks Heath which are easily accessible.







Extremely well presented & extended four bedroom detached family home situated in a quiet cul de sac

Sitting on a corner plot providing front, side & rear gardens

Welcoming entrance hall enjoying solid wood flooring

19'4ft Open plan dual aspect kitchen/dining room with bi-fold doors opening out onto the rear garden & twin Velux windows

Modern kitchen with solid wood worktops & high gloss units

Integrated appliances include oven, microwave, gas hob, dishwasher & space for fridge/freezer

Living room with bi-folding doors opening out onto the rear garden

Study with built in storage cupboard

Play room/family room with hanging internal door & double door opening out onto the rear garden

Utility room providing additional storage space and plumbing for appliances

Modern re-fitted downstairs shower room comprising three piece white suite & attractive aqua panelling

Impressive main bedroom with vaulted ceiling, Velux window, Juliette balcony & built in wardrobes

Three additional bedrooms

Modern re-fitted shower room comprising three piece suite & attractive aqua panelling to the wall

Landscaped rear garden enjoying large sandstone paved patio perfect for alfresco dining, area laid to lawn & feature 'children's' play area with bark chipping base

Large driveway providing parking for ample vehicles

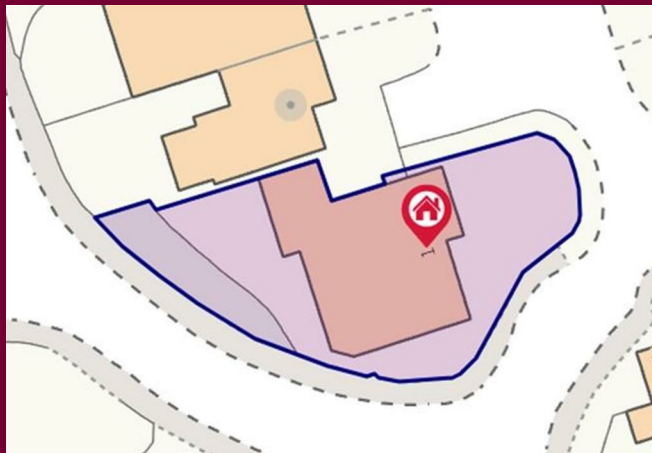
Privately owned solar panels

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating with a replacement glow worm boiler

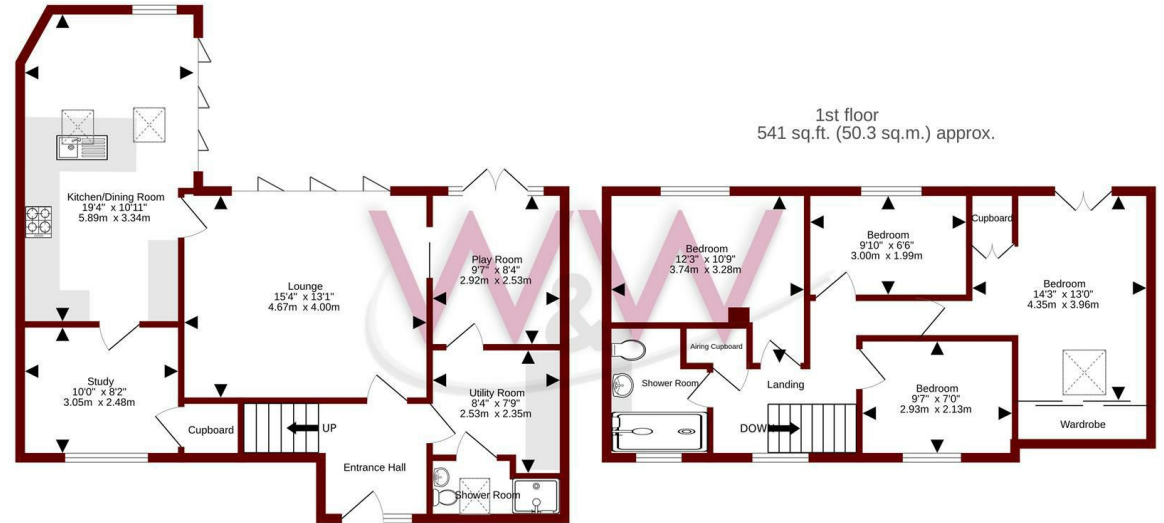
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin

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

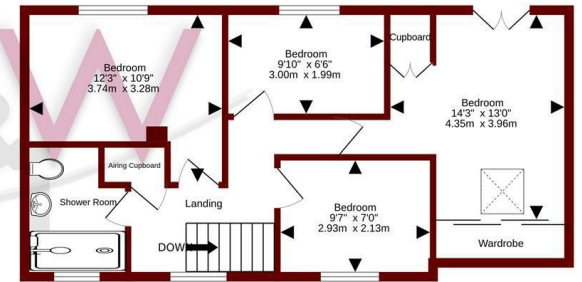
Please check here for all mobile networks - <https://checker.ofcom.org.uk>



Ground floor  
725 sq.ft. (67.3 sq.m.) approx.



1st floor  
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 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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Council Tax Band - E - £2645 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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	

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