



211 Segensworth Road, Titchfield Park, PO15 5EL

Asking Price £625,000



Segensworth Road |
Titchfield Park | PO15 5EL
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W&W are extremely delighted to offer for sale this extremely well presented & extended circa 1930's built three/four bedroom detached family home sitting on an enviable 0.39 acre plot. Inside, the property enjoys three/four bedrooms, 27'2ft living/dining room, study, kitchen, downstairs shower room & main bathroom. Outside, the property sits on an enviable plot providing impressively sized rear & front gardens.

Segensworth 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.





Circa 1930's built three/four bedroom detached family home

The property still enjoys period features including high ceilings, sash windows & fireplaces with open fires

Sitting on an 0.39 acre enviable plot providing rear front & rear gardens

Front door with stained glass windows opening into the welcoming entrance hall with attractive wood flooring & understairs storage cupboard

27'2ft Dual aspect lounge/dining room with centrepiece fireplace enjoying open fire, double doors opening out onto the garden & twin Velux windows

Kitchen/breakfast room with range cooker to remain, integrated dishwasher, space for additional appliances & breakfast bar

Downstairs shower room comprising three piece suite

Utility room providing additional storage & space/plumbing for further appliances

Family room/fourth bedroom with walk in bay window & centrepiece fireplace (this is a feature not a working fireplace)

Study with Velux window

Main bedroom with walk in bay window

Two additional bedrooms with one benefitting from built in wardrobes

Main bathroom comprising three piece suite

Impressively sized rear gardens enjoying multiple sections with areas laid to lawn, mature woodlands, decked sun terrace perfect for alfresco dining, feature pond & paved patio area with pergola above

Summer house with log burner to remain & outside bar

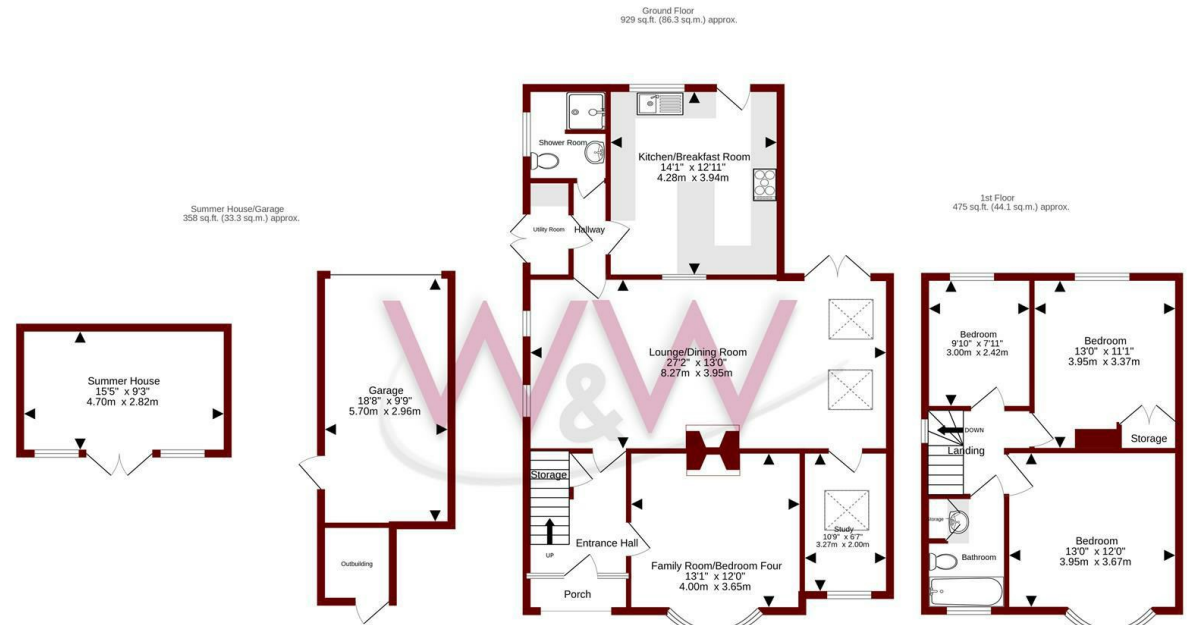
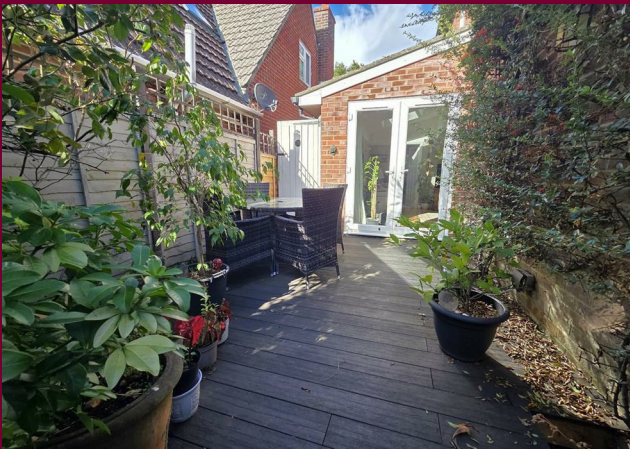
Garage & driveway parking for ample vehicles

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

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

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) 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 - £2646 Per Annum

Tenure - Freehold

Current EPC Rating -TBC

Potential EPC Rating - TBC

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