



9 Fern Way, Titchfield Park, PO15 5RP

Asking Price £495,000



Fern Way |
Titchfield Park | PO15 5RP
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W&W are delighted to offer for sale this beautifully presented four bedroom detached family home. The property boasts four bedrooms, lounge, kitchen/breakfast room, utility room, dining room, study, downstairs cloakroom, main bathroom & two modern re-fitted en-suite shower rooms. The property also benefits from a rear landscaped garden, 31'9ft tandem garage & driveway parking for multiple vehicles.

Fern Way is ideally situated with Whiteley Shopping Centre just 2 miles away providing a variety of shops and eateries as well as supermarket and cinema. The renowned Skylark Golf and Country Club is a few minutes by car where you will find an 18 hole golf course, gym, swimming pool and restaurant. Transport links are easily accessed including the A27 & M27 and you are within catchment for Park Gate Primary School.





Beautifully presented four bedroom detached family home

No chain ahead

Welcoming entrance hall enjoying attractive wood effect flooring flowing into the kitchen/breakfast room, utility room, downstairs cloakroom & study

Living room enjoying centrepiece fireplace & patio doors opening out onto the rear garden

Modern kitchen/breakfast room enjoying built in oven, hob, fridge/freezer & dishwasher

Utility room providing additional storage space & plumbing/space for washing machine

Dining room with double doors opening into the living room

Downstairs cloakroom

Study with window to the front

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite & attractive wall tiling

Guest bedroom also benefitting from built in wardrobes & modern en-suite shower room

Two additional bedrooms with one benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite

Landscaped rear garden laid to attractive paved patio area perfect for alfresco dining, area laid to lawn with mature shrubbery

Impressively sized 31'9ft tandem garage

Landscaped frontage laid to lawn and shrubbery

Driveway parking for multiple vehicles

AGENTS NOTE - The sellers are able to offer up to £2,000 towards the buyer's legal fees subject to terms and conditions

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

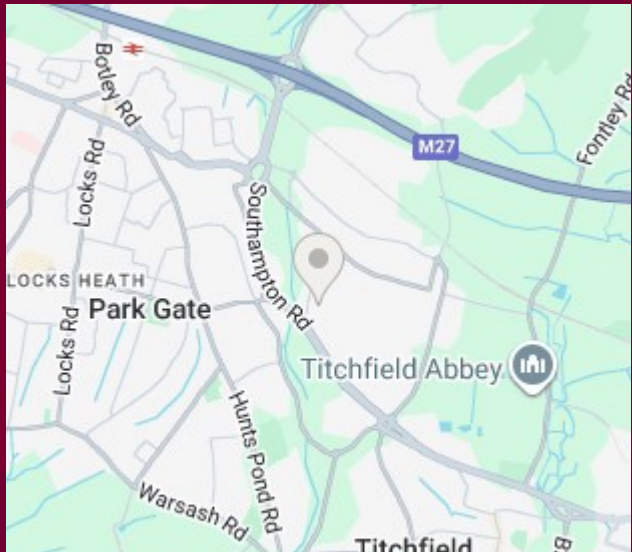
Sewerage - Mains

Heating - Gas central heating

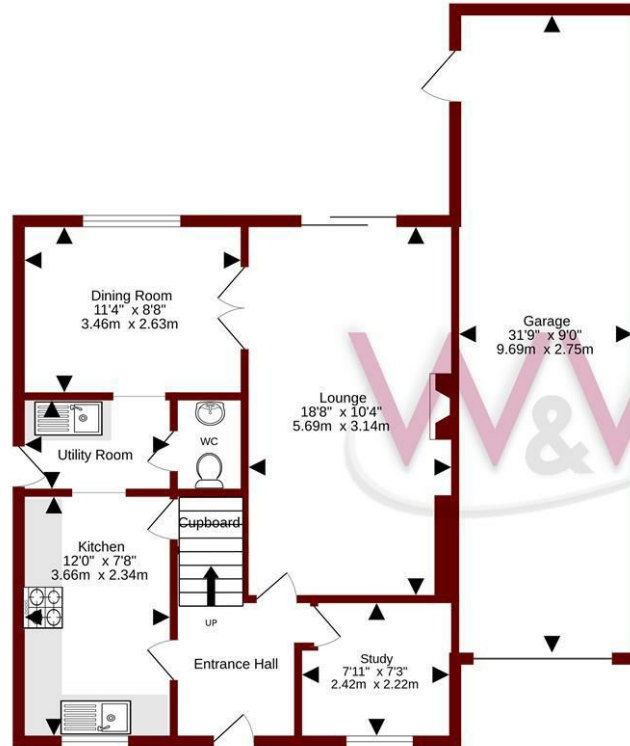
Broadband - There is broadband connected to the property

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

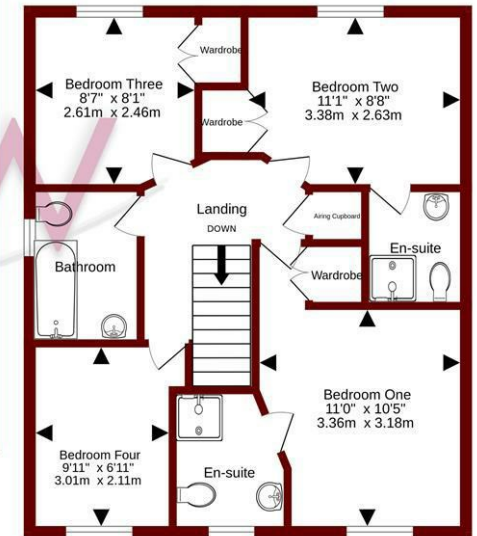
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
826 sq.ft. (76.8 sq.m.) approx.



1st floor
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.6 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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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

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

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