



**£370,000**  
Freehold

**10 Chestnut Way,  
Titchfield Common, Fareham, Hampshire PO14 4LQ**



## Quick View



3 Bedrooms



Garage



2 Living Room



2 Bathrooms



Semi-Detached Bungalow



EPC Rating D



Parking for Two Cars



Council Tax Band D

## Reasons to View

- With a bathroom on both floors, this flexible 3 bedroom home has versatile living accommodation to suit a host of living arrangements.
- Set on a wraparound corner plot, this garden is perfect for those summer BBQ's and entertaining.
- If you enjoy the great outdoors, take a walk or bike ride down to Chilling Beach just two miles away; with no access by road, it's our local little secret.
- It's just a 15-minute walk to the catchment juniors, or a 10-minute bike ride to Brookfield Seniors school.
- Locks Heath Shopping centre is just five minutes in the car, perfect for your Waitrose shop, Doctors, Library – or delicious eateries if you fancy a treat.
- A garage and parking is on offer here, but if you prefer to leave the car at home, then the bus stop is just a stone's throw away.

## Description

Chestnut Way is a great location for bringing up your family, especially if you love the outdoors with lovely walks on your doorstep, and there's a bus stop giving independence if you choose to leave the car at home.

The pretty front garden with its raised oak borders has a pathway leading to the entrance porch. This handy room, with bench box storage, is perfect for hiding away shoes. And with access to the garden, it's ideal for popping the muddy dog in the garden after a lovely walk.

All rooms are arranged off the hallway, which has a generous storage cupboard and stairs leading up. The kitchen has an industrial feel and is fitted with white units with a sink overlooking the cul-de-sac.

The living/dining room has a cosy feel with a recess housing an electric log-style burner with a marble hearth and an oak mantle. The parquet flooring finishes the look.

Two further downstairs rooms are arranged as a large bedroom, and a snug which has French doors to the garden. A fully tiled bathroom with a modern bright white suite is perfect for dunking the dog, bathing the children, or taking a relaxing soak when time allows.

Upstairs, the landing has a super handy deep cupboard. The two bedrooms each have wardrobes, and share the modern shower room, which is fitted with a corner shower, vanity basin with drawers, WC and anti-slip flooring.

Outside, the block paved patio gives lots of space for your garden furniture, and the summer house is a great retreat to enjoy your morning cuppa. Steps lead to the back gate and there is a personal door to the garage, which has two parking spaces in front.

Being on a corner plot, and subject to planning permission, there is the potential to extend this cosy family home. We recommend a viewing so that you don't miss the boat here.

## Other Information:

This property has had spray foam loft insulation installed at this property in 2008 - those requiring mortgage funding should take advice before submitting an application.

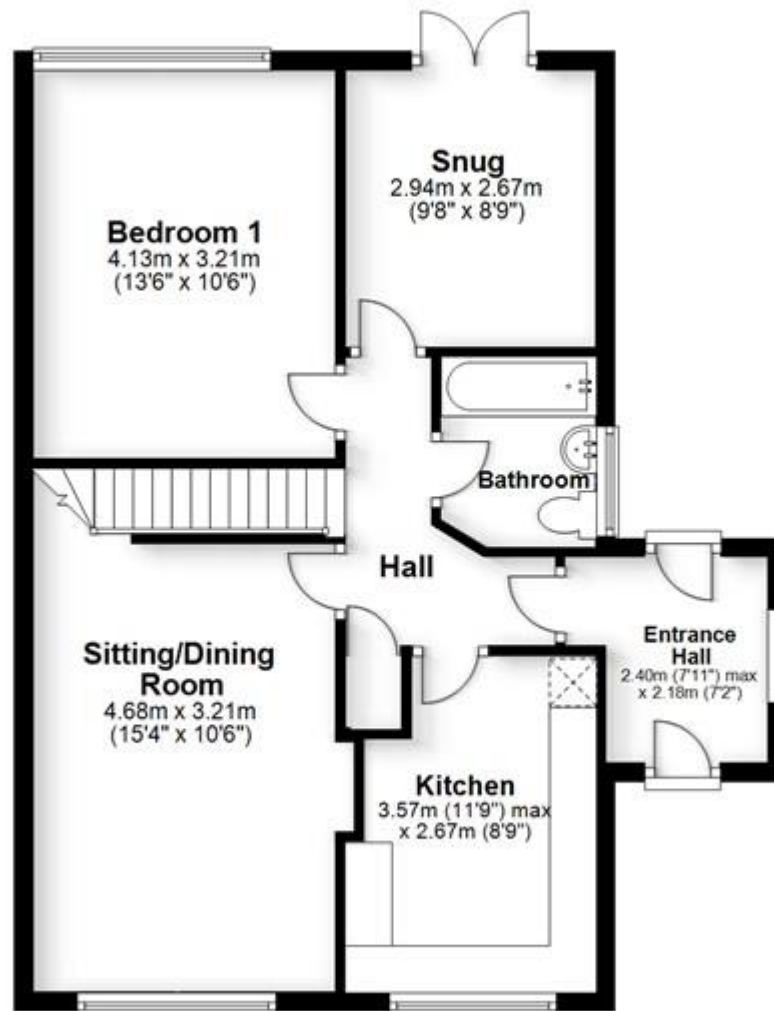
## Directions

<https://what3words.com/assemble.diamonds.hologram>

Chestnut Way, Titchfield Common

### Ground Floor

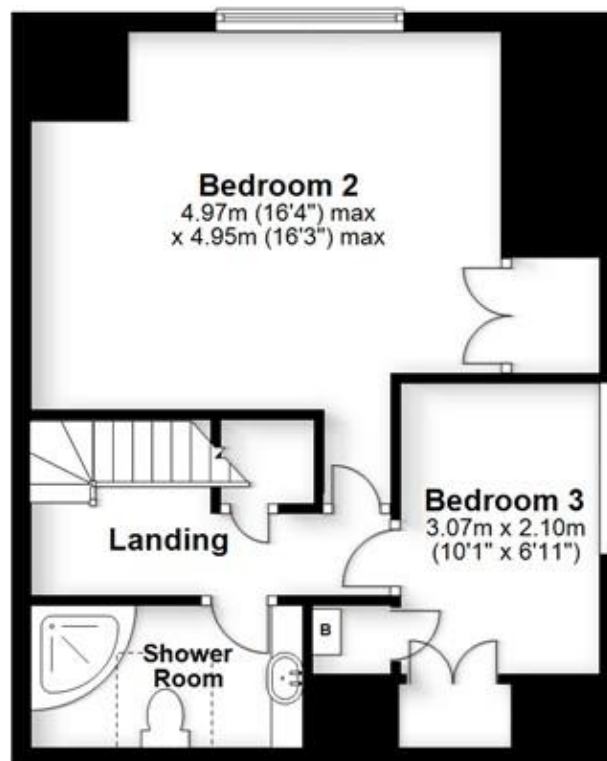
Approx. 62.5 sq. metres (672.3 sq. feet)



Total area: approx. 99.1 sq. metres (1067.0 sq. feet)

### First Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



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