



**BROOK**  
INDEPENDENT  
ESTATE AGENTS

4 Font Close, Titchfield Common, PO14 4QH



A beautifully presented four double bedroom detached house with double garage, sunny aspect garden, wonderful kitchen extension, spacious throughout with a homely feel

£459,950

### ACCOMMODATION

- Welcoming entrance hallway
- Cloakroom
- Well equipped kitchen providing plenty of space ideal for the avid host and French doors to a snug courtyard breakfast area
- Formal dining room
- Good sized living room with French doors to conservatory
- Master bedroom suite with en suite shower room
- Three further double bedrooms
- Family bathroom
- Sizeable detached double garage for two cars, an amazing versatile space for hobbies, gym or workshop
- Excellent driveway parking for numerous vehicles
- South west facing low maintenance garden
- Short walk to the local amenities and schools







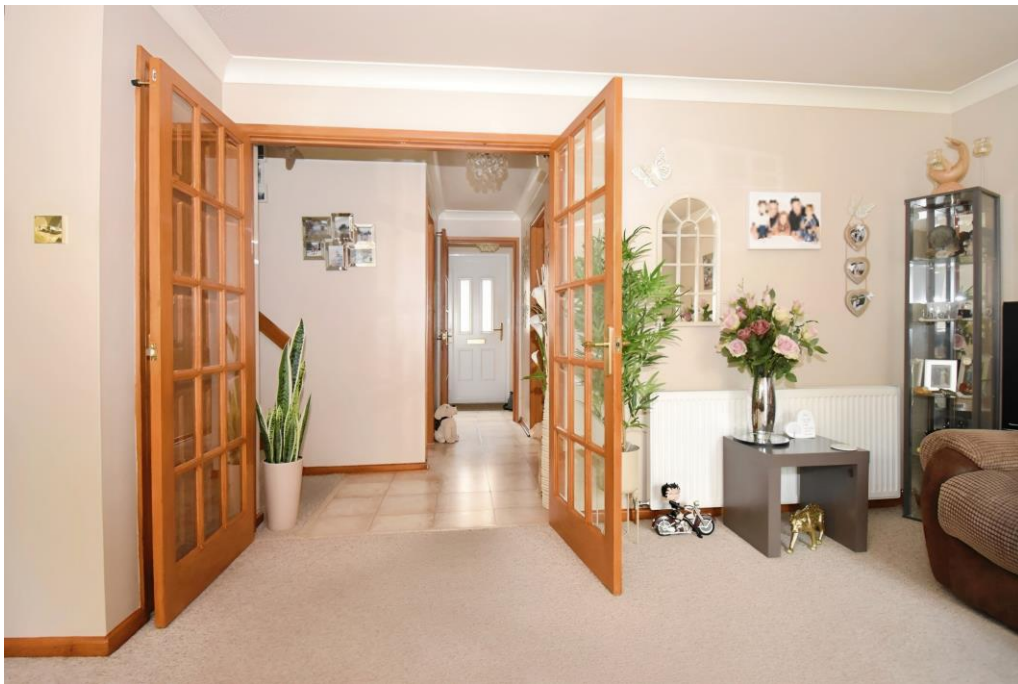
Originally built in the 1980's this classic four bedroom detached house has a host of great features which makes it ideal for those looking for the next move up in the market. The living room is spacious and has a fireplace, currently blocked up but which can be opened. There is a separate dining room which could just as easily serve as a study given the ground floor space available. On the first floor there is an en suite to the master bedroom plus three further bedrooms and family bathroom. Outside there is double parking in front of a double garage plus side access to a lovely south west facing garden designed for minimal maintenance.

You will not have to walk far to pick up your morning paper as there is an excellent convenience store a couple of hundred yards up the road. For more comprehensive shopping the Locks Heath Centre is less than a mile away and this offers a whole host of other community facilities.

Font Close is a small cul-de-sac but perfectly located for schools and anyone commuting anywhere being just a five-minute drive to the M27. The nearest station is Swanwick which is just over a mile distance.

In summary this offers some of the best value for money in the price range and could serve as a great family house for many years.

Fareham Council Tax Band E

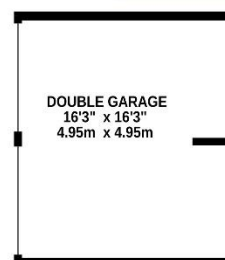
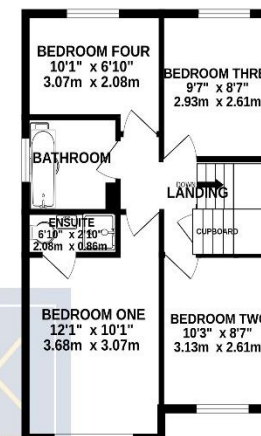
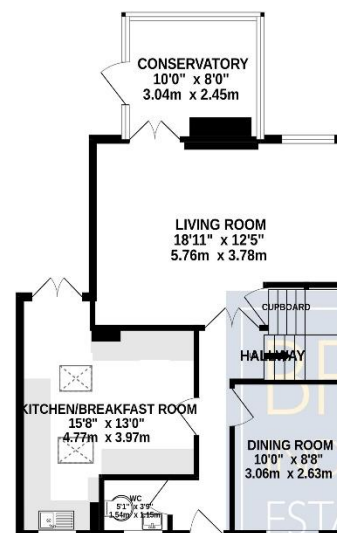






GROUND FLOOR  
907 sq.ft. (84.2 sq.m.) approx.

1ST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



FONT CLOSE, TITCHFIELD COMMON.

TOTAL FLOOR AREA: 1407 sq.ft. (130.7 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 operation or efficiency can be given.

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