



37 Robins Meadow, Titchfield Common, PO14 4JL

Offers In Excess Of £350,000



Robins Meadow |
Titchfield Common | PO14 4JL
Offers In Excess Of £350,000

W&W are pleased to offer for sale this well presented three bedroom detached bungalow sitting on an enviable plot providing front & rear gardens. The property boasts three bedrooms, lounge, kitchen, sun room & main bathroom. The property enjoys a rear garden, garage & large frontage providing parking for multiple vehicles.

Robin's Meadow is ideally situated with school, shops & pub all within a short walk, further amenities of Park Gate, Titchfield & Whiteley are also easily accessible. The A27 & M27 are close by as well as a bus route.





Three bedroom detached bungalow sitting on an enviable plot

Sought after location

No chain ahead

Dual aspect lounge with centrepiece brick surround fireplace with inset gas fire & patio doors opening into the sun room

Kitchen with space/plumbing for appliances

Bedroom Three/dining room with door opening into the sun room

20'8ft sun room with patio doors opening out onto the rear garden

Main bedroom benefitting from built in wardrobes & bay window to the front

Guest bedroom also benefitting from fitted bedroom furniture

Main bathroom comprising four piece suite

Rear landscaped garden, patio & area laid to lawn with display flower/shrubbery & shed to remain

Large landscaped frontage laid to lawn with attractive display flowers & shrubbery

Garage

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

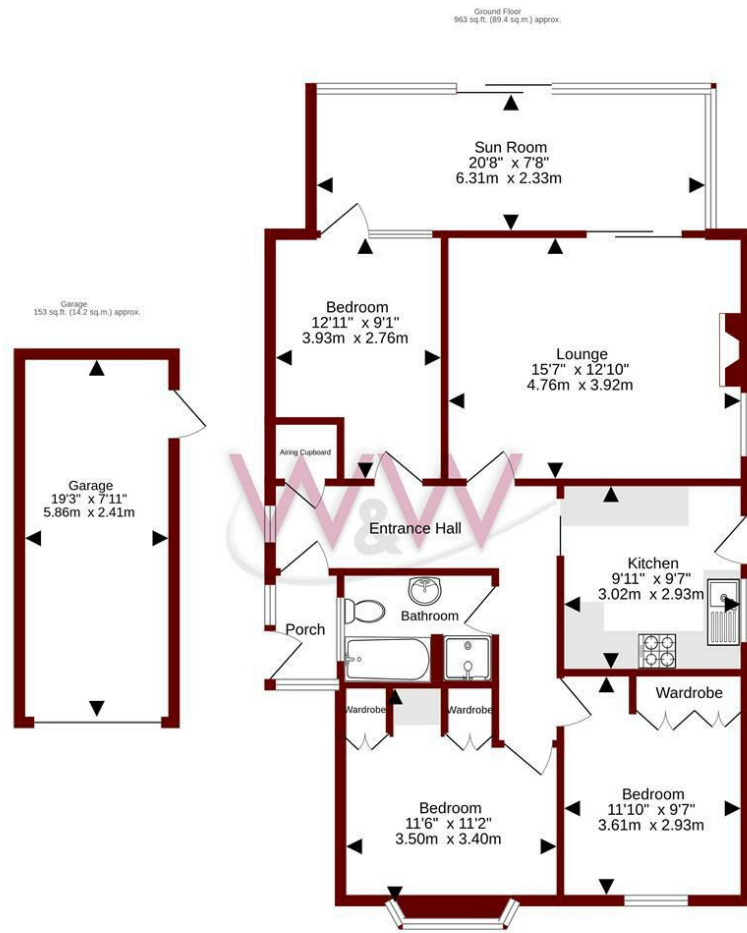
Sewerage - Mains

Heating - Gas central heating

Broadband - There is no 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/>



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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 | | 71 | 87 |
| (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 - D - £2164.55 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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