



Bleriot Crescent | Whiteley | Fareham | PO15 7JD

Asking Price £700,000



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W&W are delighted to offer for sale this beautifully presented four double bedroom detached family home situated in a highly sought after cul de sac location in 'Leafy Lane' area. Internally, the property boasts over 2000sq.ft providing four double bedrooms, three reception rooms, modern kitchen, utility room, conservatory, cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. Outside, the property benefits from front, side & rear gardens as well as a double garage & driveway parking for multiple vehicles.

Bleriot Crescent is situated in the highly sought after 'Leafy Lane' location of Whiteley with Whiteley Shopping Centre just over a mile away, providing a variety of shops and eateries as well as a Cineworld, also within walking distance is Skylark Golf & Country Club with 18 hole golf course, gym, spa including swimming pool & restaurant. Excellent transport links are available via the M27 and A27, whilst Swanwick Railway Station and Southampton Airport are both easily accessible.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.







Beautifully presented four double bedroom detached family home offered with no forward chain

Situated in a popular cul de sac location

Welcoming entrance hall with double doors opening into the lounge

18'9ft Lounge with walk in bay window & centrepiece stone surround fireplace with inset gas fire

Modern re-fitted kitchen/breakfast room enjoying attractive matte cabinets & attractive worktops

Integrated appliances include double oven, hob, dishwasher, fridge/freezer, waste disposal & boiling hot water tap

Separate utility room providing additional storage & space/plumbing for appliances

Study with bandstand window & built in office furniture

Amtico herringbone style flooring in the study, kitchen/breakfast room & utility room

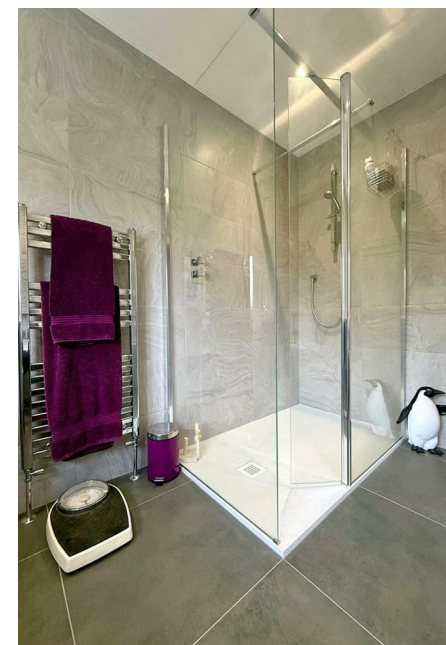
Dining room with patio doors opening into the conservatory

Conservatory with double doors opening out to the rear garden

Downstairs cloakroom comprising two piece suite



Tenure: Freehold
EPC Rating: D
Council Tax Band: F



Main bedroom benefitting from built in wardrobes, feature air conditioning unit & en-suite

Modern re-fitted en-suite walk in shower room comprising three piece white suite with feature walk in large shower cubicle tray & attractive wall tiling

Three additional double bedrooms all benefitting from built in wardrobes

Modern re-fitted main bathroom comprising four piece white suite with feature large walk in shower cubicle & attractive wall/floor tiling

Landscaped rear garden majority laid to lawn enjoying display flower/shrubbery beds, paved patio area perfect for alfresco dining leading down to the side of the property providing side access to the front

Double garage

Landscaped frontage laid to lawn with shrubbery & driveway providing parking for multiple vehicles

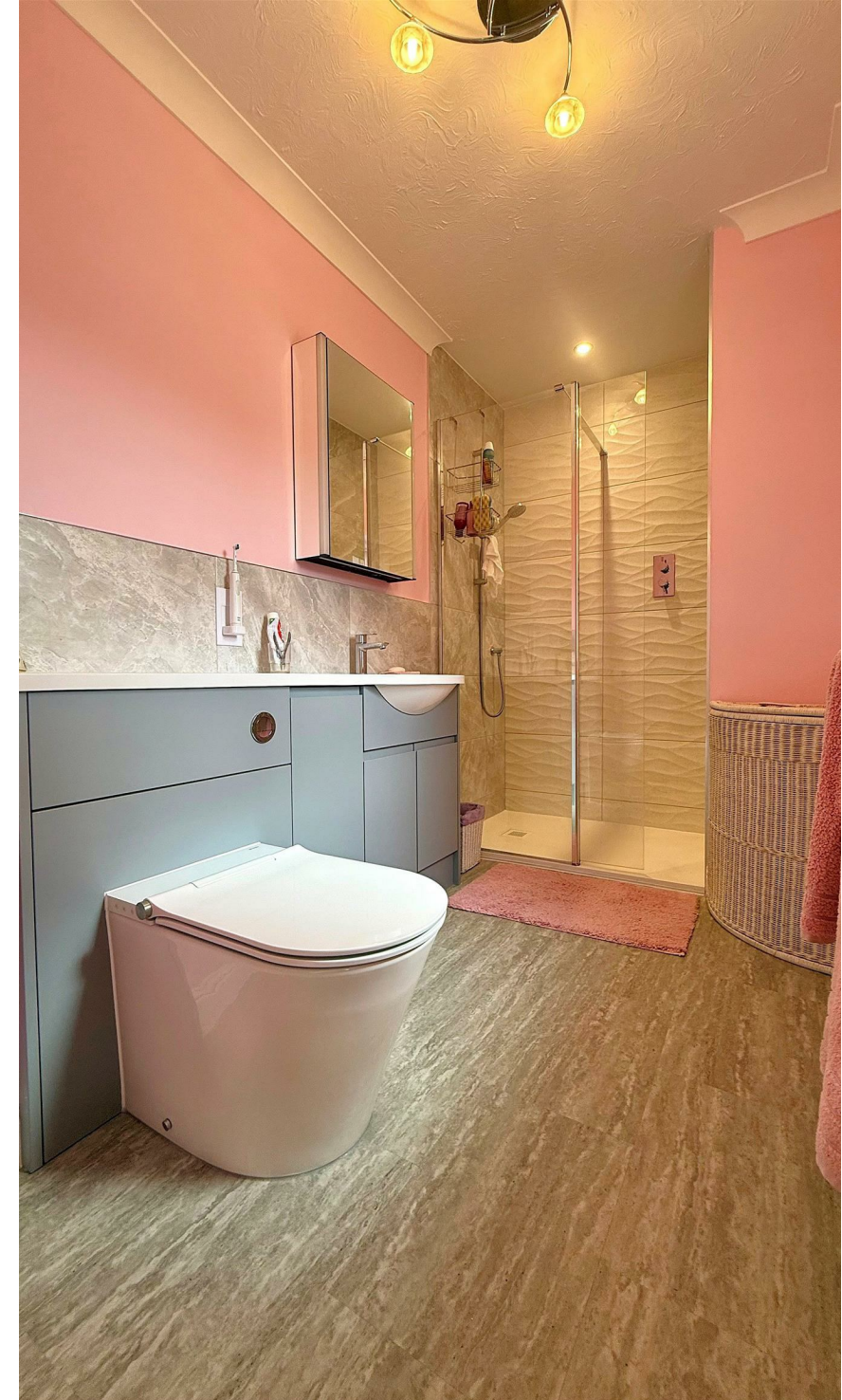


The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating

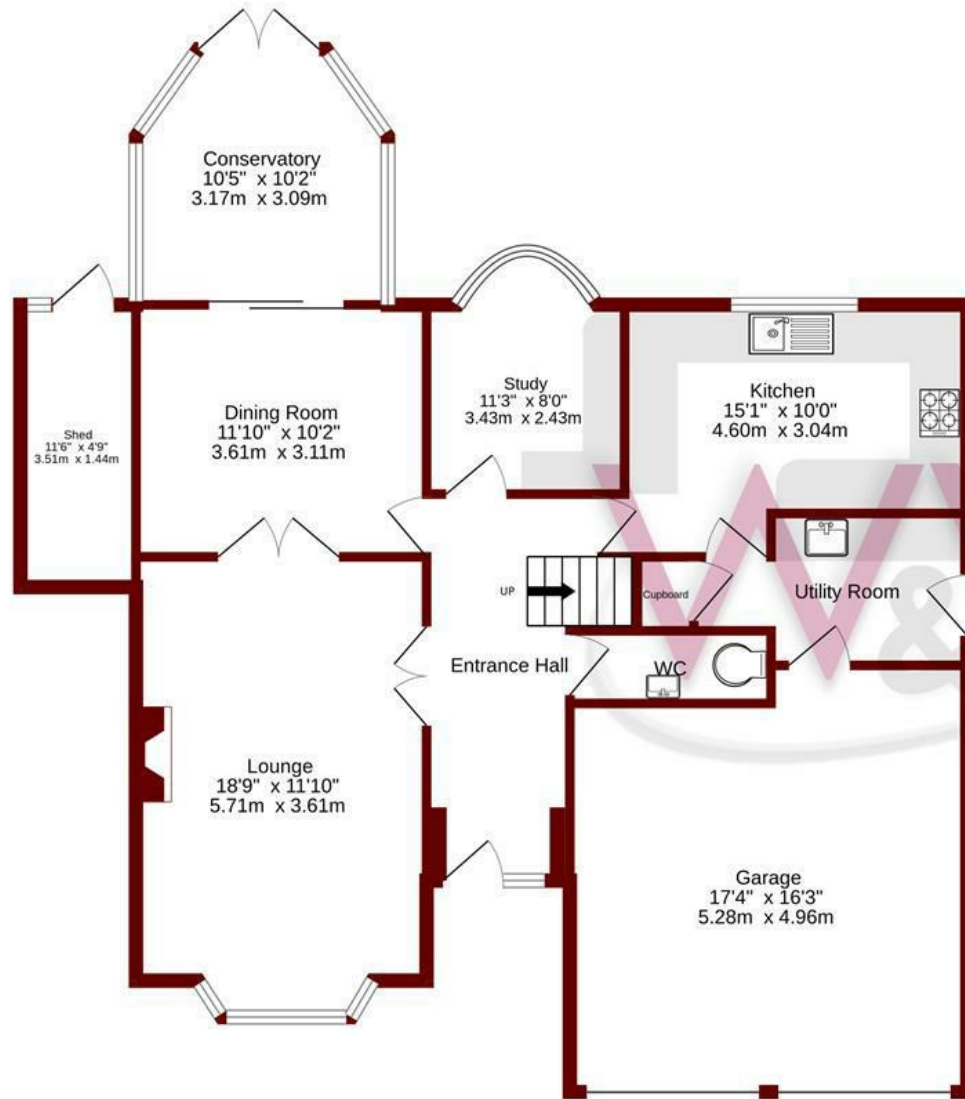
Broadband - There is broadband connected to the property

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

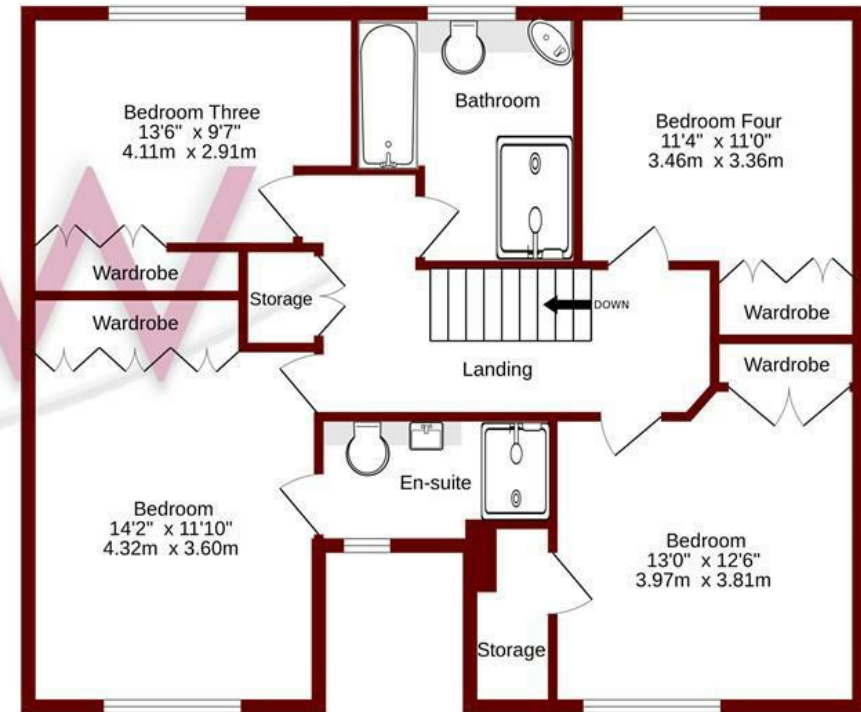
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
1144 sq.ft. (106.3 sq.m.) approx.



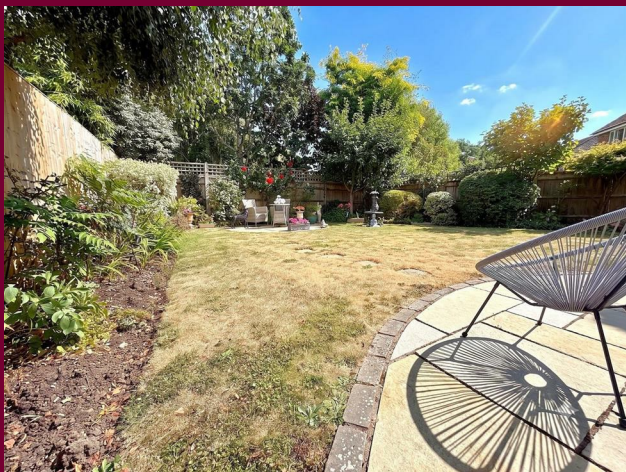
1st floor
914 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA : 2058 sq.ft. (191.2 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	64	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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