



4 Penhale Gardens, Titchfield Common, PO14 4NN

Offers In Excess Of £315,000



Penhale Gardens |
Titchfield Common | PO14 4NN
Offers In Excess Of £315,000

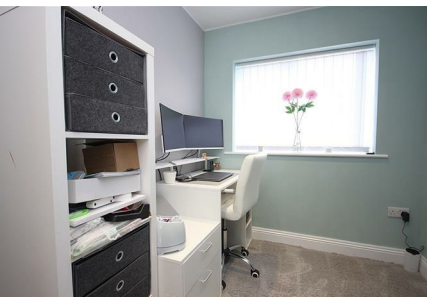
W&W are delighted to offer for sale this well presented & extended two bedroom semi detached home. Internally, the property boasts two double bedrooms, lounge, kitchen, dining room, study, downstairs cloakroom & modern shower room. Outside, the property benefits from landscaped front & rear gardens as well as driveway parking for multiple vehicles.

Penhale Gardens is situated just half a mile from the local Infant & Junior Schools as well as a Tesco Express. Further amenities can be found at nearby Locks Heath Centre, Park Gate & Whiteley Shopping Centre. Excellent transport links are also easily accessible including A27, M27 & Swanwick train station. Penhale Gardens is also an 11 minute walk away from the local 'Abshot Country Club' providing ample health and beauty facilities.

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.





Extremely well presented, improved & extended two double bedroom semi detached home

Spacious living room with bay window to the front

Kitchen with integrated double oven & hob with space for additional appliances

Dining room with patio doors opening out to the rear garden

Study with window to the front

Downstairs cloakroom

Two double bedrooms to the first floor with the main one benefitting from built in storage

2026 Modern re-fitted shower room comprising three piece white suite with feature large shower cubicle tray & attractive marble effect aqua panelling to the walls

Landscaped rear garden enjoying composite decked sun terrace perfect for alfresco dining, area laid to lawn with display flowers, rear access & shed to remain

Frontage laid to lawn & driveway providing parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

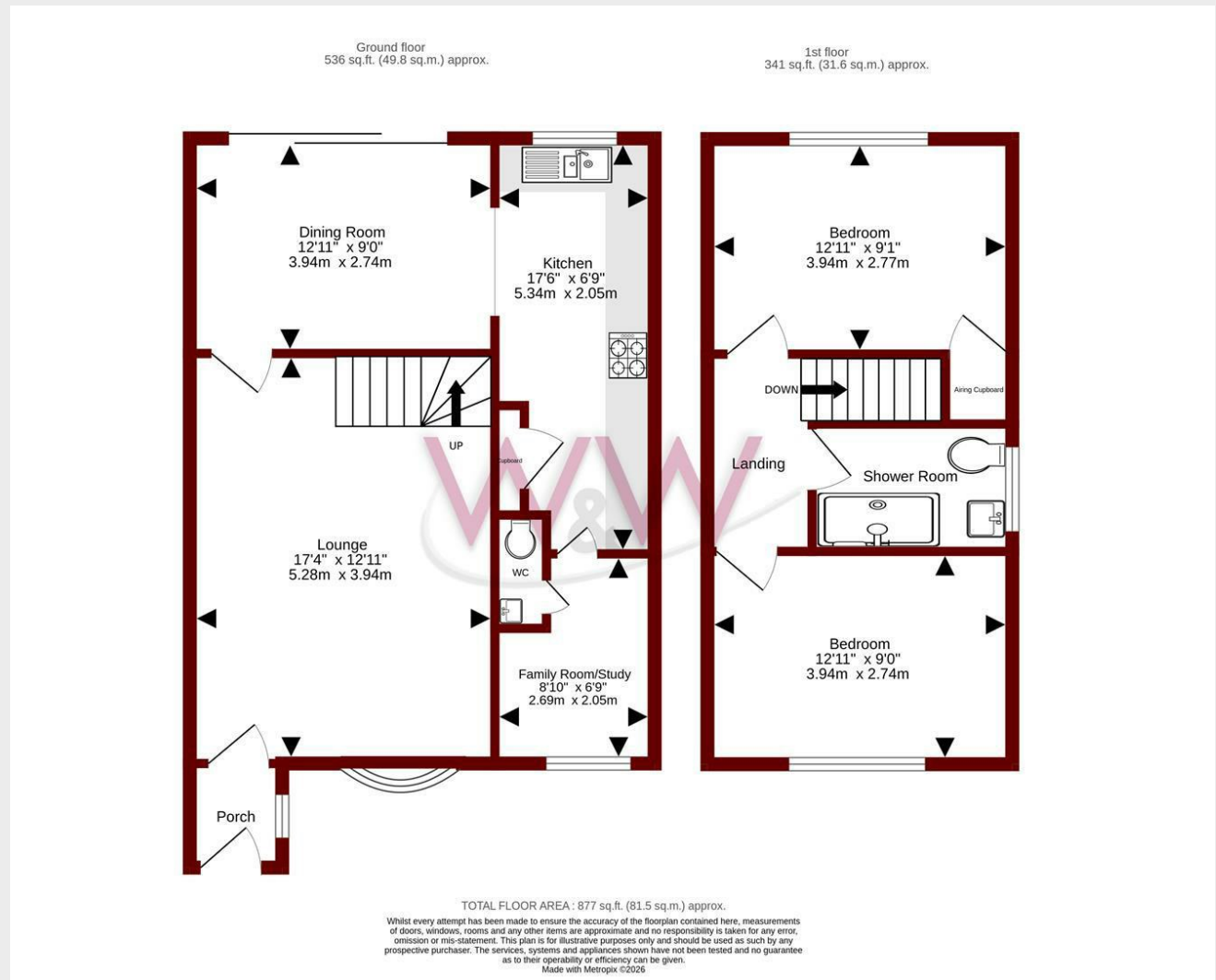
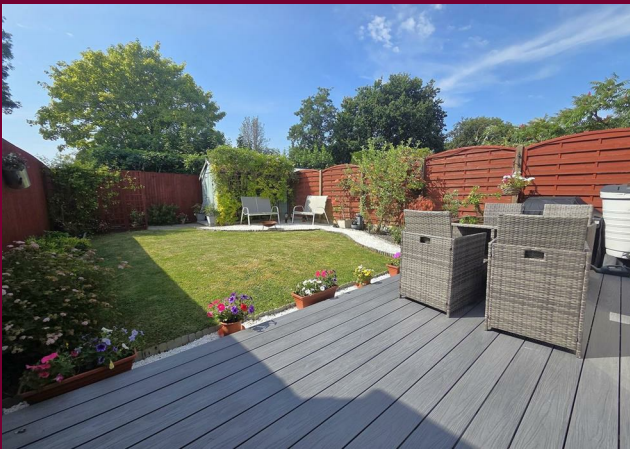
Sewerage - Mains

Heating - Gas central heating with replacement 2025 Baxi combination boiler

Broadband - There is broadband connected to the property

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

Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



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	76	82
EU Directive 2002/91/EC		

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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