

8 Belfry Walk, Titchfield Common, Fareham, PO14 4QD

Offers In Excess Of £475,000

Belfry Walk | Titchfield Common

Fareham | PO14 4QD

Offers In Excess Of £475,000

W&W are delighted to offer for sale this well presented & improved four bedroom detached family home situated down the end of a quiet cul de sac. Internally, the property boasts four bedrooms, 18'7ft lounge, kitchen, dining room, downstairs cloakroom, modern main bathroom & modern en-suite shower room. Outside, the property benefits from a westerly facing rear garden, garage & driveway parking.

Belfry Walk is situated within a quiet residential cul-de-sac in the sought-after Titchfield Common area of Hampshire. The location benefits from convenient access to local amenities, including shops, schools, parks, and leisure facilities, as well as strong transport links to Southampton, Portsmouth, and the M27 motorway. The area is also well positioned for access to nearby green spaces and the Solent coastline, contributing to its reputation as a desirable suburban residential location.







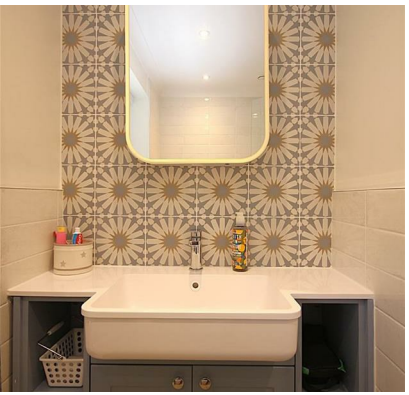
ID Checks/ Anti Money Laundering Checks

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.













Well presented & improved four bedroom detached family home

Situated down the end of a quiet cul de sac location

Welcoming entrance hall enjoying built in understairs storage & attractive karndean herringbone style flooring flowing into the lounge

18'7ft Lounge with centrepiece fireplace with inset brick surround & double doors opening to the rear garden

Kitchen benefitting from breakfast bar, built in oven/hob and space for additional appliances

Dining room with door opening out to the side & window to the front, open plan to the kitchen

Feature made to measure shutters to the dining room, lounge, main bedroom & bedroom three

Re-furbished downstairs cloakroom comprising two piece white suite

Main bedroom benefitting from en-suite

Re-fitted 2025 contemporary en-suite featuring a walk-in shower, textured green wall tiles, brushed brass fittings & a modern vanity unit

Three additional bedrooms

Re-fitted 2025 contemporary bathroom featuring a bath with overhead shower, wood-effect karndean flooring, a modern vanity unit & mosaic style tiles with an illuminated mirror

Westerly facing rear garden laid to lawn, paved patio area & shed to remain

Garage with power & lighting

Driveway parking

Replacement carpets to all four bedrooms, stairs & landing

Replacement oakwood internal doors

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

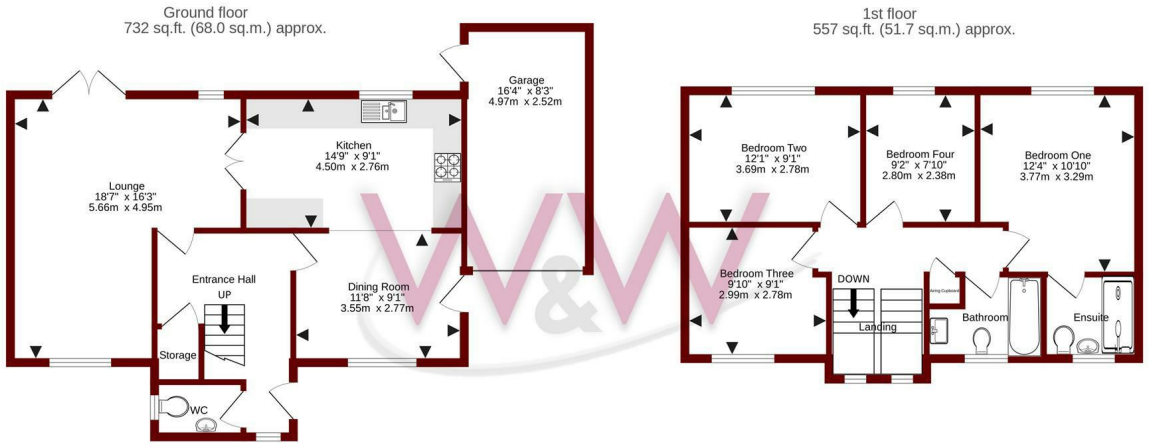
Please check here for potential broadband speeds - https://www.openreach.com/fibre-broadband

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/



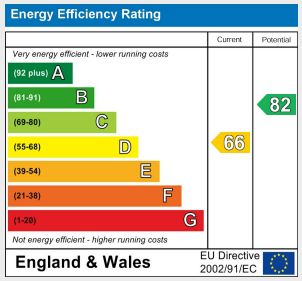






TOTAL FLOOR AREA : 1289 sq.ft. (119.7 sq.m.) approx.

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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Council Tax Band - E

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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