



4 Breton Close, Whiteley, PO15 7EW

Offers In Excess Of £400,000



Breton Close |

Whiteley | PO15 7EW

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**\*\* ADDITIONAL DETAILS TO FOLLOW \*\*** W&W are pleased to offer for sale this three bedroom detached family home. The property enjoys three bedrooms, lounge, dining room, kitchen, utility room, downstairs cloakroom, main bathroom & en-suite shower room. The property also benefits from a rear garden, garage & driveway parking.

Breton Close is situated nearby to Whiteley Primary School alongside the local Co Op. Further amenities of Whiteley Shopping Centre are also within walking distance providing a variety of shops and eateries. Excellent transport links are easily accessible including Swanwick train station, A27 & M27

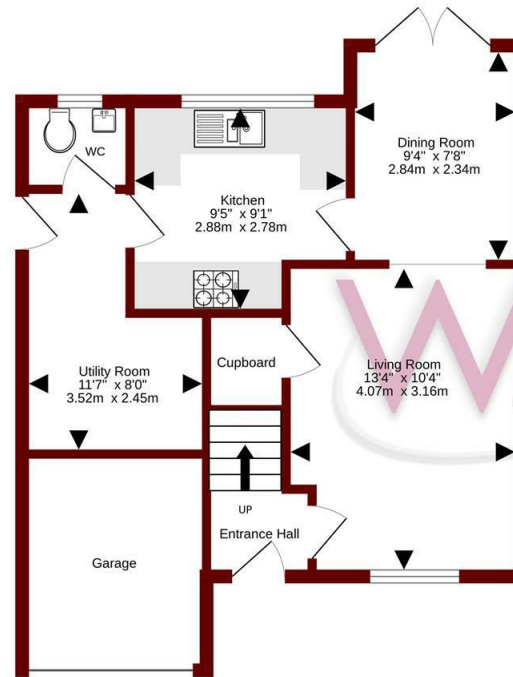
### **ID Checks/ Anti Money Laundering Checks**

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.

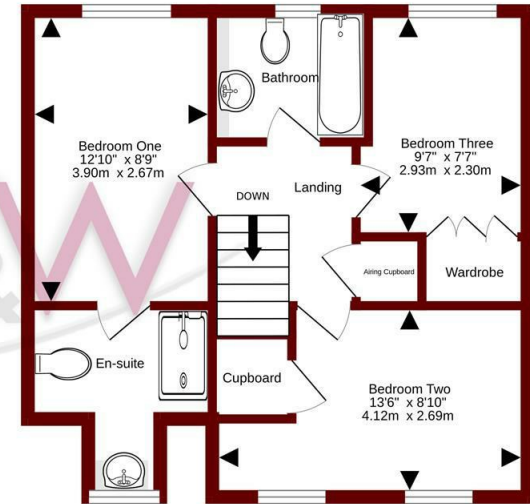


ADDITIONAL DETAILS TO FOLLOW

Ground floor  
486 sq.ft. (45.1 sq.m.) approx.



1st floor  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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		67	76
(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 - £ Per Annum

Tenure - Freehold

Current EPC Rating -

Potential EPC Rating -

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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