



OFFERS OVER
£585,000
37 Heathfield Avenue
Fareham, PO15 5QD

This immaculately presented four/five bedroom detached home is situated in the quiet and sought after Catisfield area. The property has been tastefully extended and modernised by the current owners. The downstairs boasts a spacious lounge, a shower room, a study/downstairs double bedroom, a utility room and a beautiful open plan kitchen/diner/living area with a large "lantern" skylight and bi-fold doors to the garden. Upstairs, there are four generously sized bedrooms that all share a four-piece family bathroom. Externally, the property enjoys gardens on both sides and a single garage. The northern garden has been landscaped with a Mediterranean-style finish, complete with a covered seating area and a good-sized outbuilding, creating a perfect space for entertaining. The south-facing garden features a large decked area, a greenhouse and a second substantial outbuilding. There is also ample off-road parking to the front of the property. Please call our Fareham Office to arrange a viewing!

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ENTRANCE HALL

LOUNGE 18' 0" x 14' 8" (5.49m x 4.47m)

SHOWER ROOM

STUDY/BEDROOM 10' 10" x 9' 10" (3.3m x 3m)

KITCHEN/DINER/LIVING AREA 22' 10" x 20' 7" (6.96m x 6.27m)

UTILITY ROOM 9' 11" x 5' 0" (3.02m x 1.52m)

LANDING

BEDROOM 1 18' 0" x 11' 7" (5.49m x 3.53m)

BEDROOM 2 10' 10" x 9' 10" (3.3m x 3m)

BEDROOM 3 9' 9" x 7' 11" (2.97m x 2.41m)

BEDROOM 4 7' 10" x 6' 10" (2.39m x 2.08m)

BATHROOM

MEDITERRANEAN STYLE GARDEN

OUTBUILDING 12' 3" x 12' 2" (3.73m x 3.71m)

FRONT GARDEN

OUTBUILDING 15' 6" x 8' 10" (4.72m x 2.69m)

GARAGE 17' 5" x 8' 2" (5.31m x 2.49m)

LOCAL AUTHORITY
Fareham Borough Council

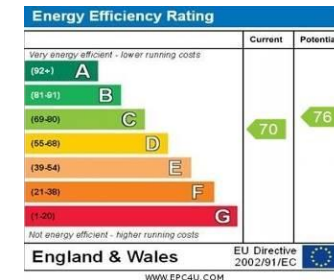
TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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