

Abshot Road | Titchfield Common | PO14 4ND

Asking Price £650,000

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W&W are extremely delighted to offer for sale this beautifully presented, extended & vastly improved four bedroom detached family home sitting on an enviable corner plot. Internally, the property boasts over 1900 sq.ft providing four bedrooms, 20'1ft kitchen/dining room, lounge, family room, study/bedroom five, cloakroom, utility room, main bathroom & modern en-suite shower room to the main bedroom. Outside, the property benefits from a beautifully landscaped rear garden, remainder of garage, block paved driveway for multiple vehicles.

Abshot Road 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, The X4 bus runs along Abshot Road to Southampton, Fareham and Portsmouth. The property is also a 15 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


NOT COMING IN





Beautifully presented, extended & vastly improved four bedroom detached family home offered with no chain ahead

Sitting on an enviable corner plot

Welcoming entrance hall enjoying engineered wood flooring flowing throughout the ground floor

20'1ft Kitchen/dining room with double doors opening out to the rear garden & built in understairs storage cupboard

Modern two tone kitchen enjoying quartz worktops, attractive matte cabinets & breakfast bar

Integrated appliances include double oven, induction hob, microwave, fridge/freezer, dishwasher & bins

Spacious living room with feature centrepiece media wall enjoying contemporary remote controlled electric fire & bi-fold doors opening out to the rear garden

Study/bedroom five with window to the front

Utility room providing additional storage & plumbing/space for appliances

Downstairs cloakroom comprising two piece contemporary suite

Family room with window to the front

Impressively sized main bedroom benefitting from built in wardrobes, walk in dressing room fitted with shelving/hanging space & en-suite

Stunning en-suite walk in shower room comprising three piece suite with feature low profile walk in large shower cubicle & attractive wall/floor tiling

Three additional double bedrooms all benefitting from built in wardrobes

Modern main bathroom comprising four piece suite with feature low profile walk in shower cubicle, bath & attractive wall/floor tiling

Beautifully landscaped westerly facing rear garden with large slate paved patio area perfect for alfresco dining, lawn area with wooden sleepers enjoying display flowers and shrubbery

18'7ft shed to the side with power & lighting

Remainder of the garage currently used as a store room

Landscaped frontage laid to lawn & block paved driveway providing parking for multiple vehicles





Tenure: Freehold

EPC Rating: TBC

Council Tax Band: E













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

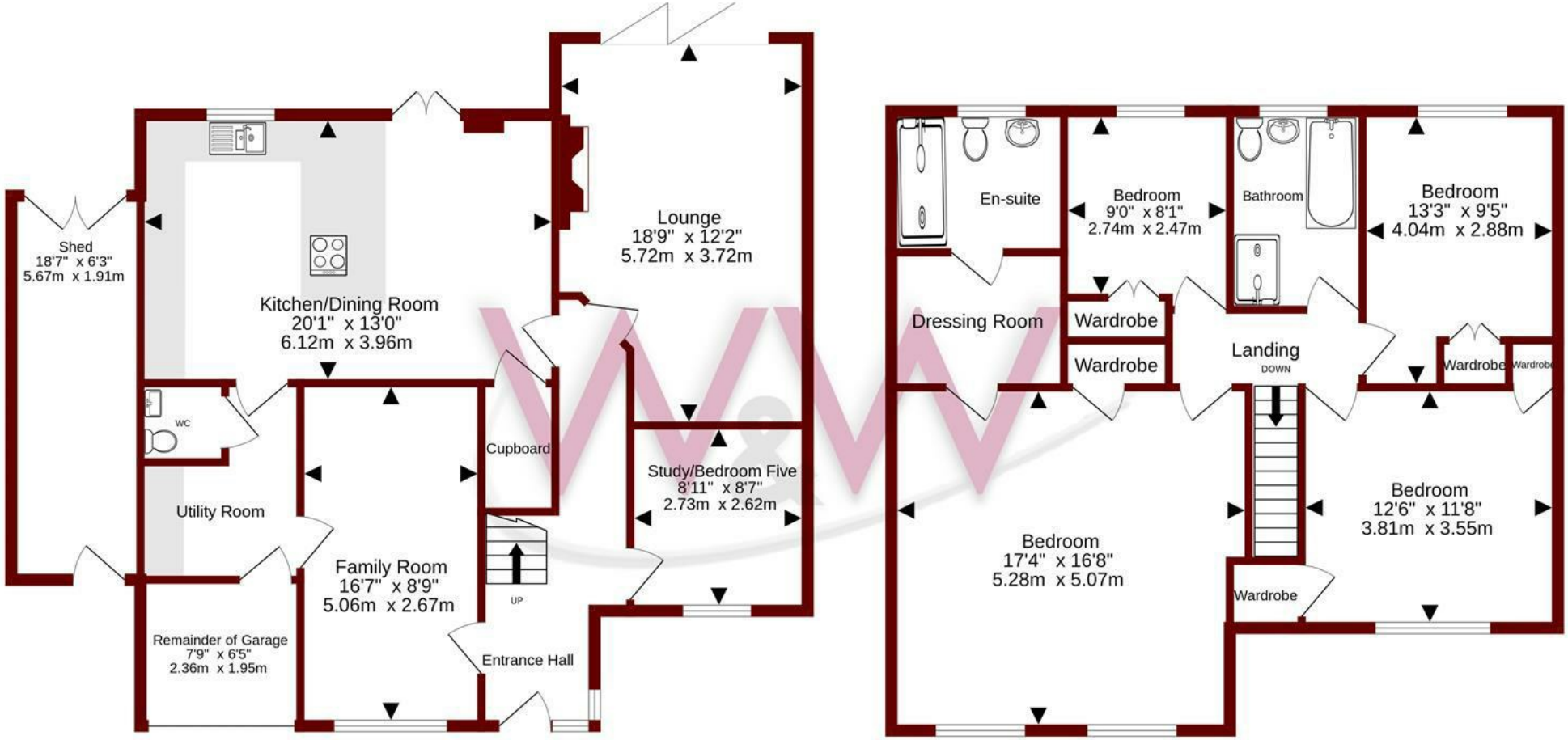
Broadband - There is broadband connected to the property

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
1055 sq.ft. (98.0 sq.m.) approx.

1st Floor
889 sq.ft. (82.6 sq.m.) approx.



TOTAL FLOOR AREA : 1944 sq.ft. (180.6 sq.m.) approx.

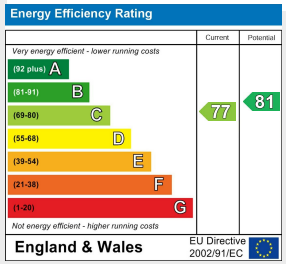
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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