

4 Willow Brook Close, Titchfield Common, PO14 4GE

Offers In Excess Of £425,000

Willow Brook Close |
Titchfield Common | PO14 4GE
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W&W are delighted to offer for sale this well presented three double bedroom detached family home situated in a private cul de sac. Internally, the property enjoys three bedrooms, lounge, modern kitchen/dining room, cloakroom, main bathroom & en-suite shower room to the main bedroom. Outside, the property enjoys a landscaped rear garden with 14'8ft summer house to remain & driveway parking for multiple vehicles.

Willow Brook Close is situated in the popular location of Titchfield Common. It benefits from the tranquillity of the surroundings while still being conveniently located near local amenities. Titchfield and Fareham are within easy reach, offering a wide range of shops, restaurants, and leisure facilities. The area is well-served by reputable schools, including the esteemed St. John The Baptist C of E Primary School and the popular Brookfield Community School. Excellent transport links, including proximity to junction 9 of the M27, provide easy access to Southampton, Portsmouth, and the M3



















Well presented three double bedroom detached family home

Situated in a private quiet cul de sac

Welcoming entrance hall enjoying built in understairs storage cupboard

Spacious lounge with feature media wall enjoying bespoke shelving, storage & contemporary fireplace with inset electric fire

Triple aspect kitchen/dining room with bi-fold doors opening out to the rear garden

Modern kitchen with butchers block worktops & attractive cabinets

Integrated appliances include single oven, combination oven/microwave, dishwasher & fridge/freezer

Downstairs cloakroom

Main bedroom benefiting from wardrobes to remain & en-suite

Modern en-suite shower room comprising three piece white suite, low profile shower cubicle tray and attractive wall tiling

Two additional double bedrooms

Modern main bathroom comprising three piece white suite & attractive wall/floor tiling

Landscaped rear garden enjoying multiple paved patio areas perfect for alfresco dining, artificial lawn with raised sleepers enjoying display flowers/shrubbery, pond to remain & hot tub available to purchase via separate negotiation

14'8ft Summer house with power, lighting & electric heating

Driveway parking to the side for multiple vehicles

Estate management charge approx. £790 PA

Privately owned solar panels to the property

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

Broadband - There is broadband connected to the property

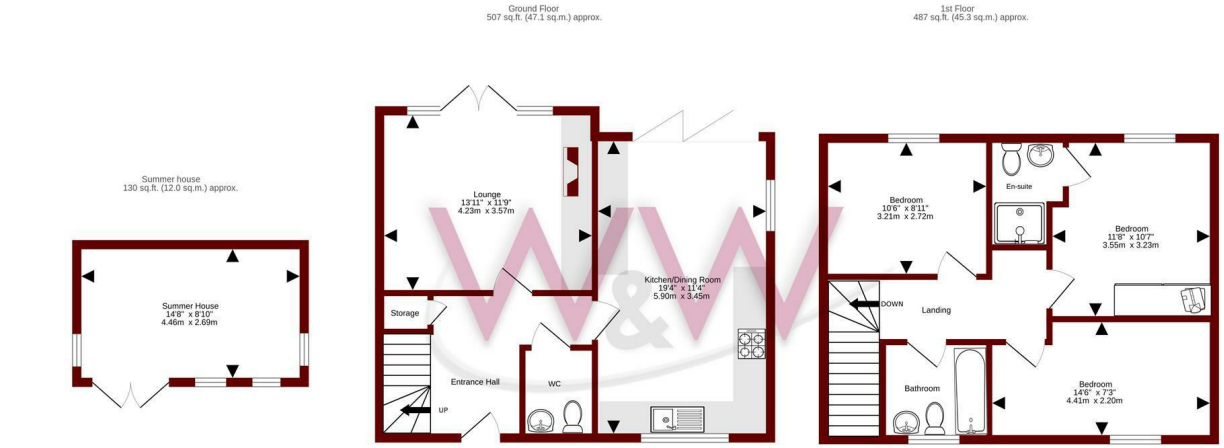
Please check here for potential broadband speeds - https://www.openreach.com/fibre-broadband

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/



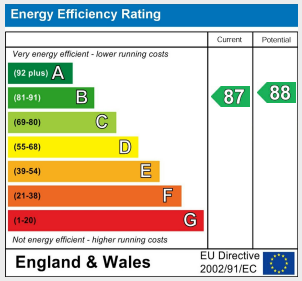






TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.

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 - B

Potential EPC Rating - B

20e Bridge Road
Park Gate
Southampton
Hampshire
SO31 7GE
01489 577990
parkgate@walkerwaterer.co.uk
www.walkerwaterer.co.uk