



18 Heaviside Road, Whiteley, PO15 7RU

Asking Price £435,000



Heaviside Road |  
Whiteley | PO15 7RU  
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W&W are extremely delighted to offer for sale this beautifully presented & upgraded 2025 built three double bedroom detached home. Internally, the property boasts three bedrooms, lounge, 19'2ft kitchen/dining room, cloakroom, main bathroom & en-suite shower room to the main bedroom. Outside, the property enjoys a landscaped front garden, rear garden, garage & driveway parking.

Heaviside Road is ideally located for the modern lifestyle, with the Whiteley shopping centre providing a variety of shops, eateries, cinema and supermarket nearby. 'Meadowside', offering large play fields, parkland and a leisure centre, is also within easy reach. Situated within a conservation area, the location benefits from an attractive and well-maintained surrounding environment. The homes have also been thoughtfully designed with integrated bird and bat boxes to encourage local wildlife. The M27, A27 and Swanwick train station are all easily accessible.

### **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.





Beautifully presented Crest Nicholson 2025 built three bedroom detached home

Situated in a quiet position within a conservation area

Upgraded throughout by the current sellers

Welcoming entrance hall enjoying Amtico flooring flowing into the kitchen/dining room & understairs storage cupboard

16'6ft Lounge with window to the front

19'2ft Kitchen/dining room with double doors opening out to the rear garden

Modern kitchen enjoying high gloss cabinets & wood effect worktops

Integrated appliances include oven, hob, dishwasher & fridge/freezer

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite with feature low profile walk in shower cubicle tray & attractive marble effect wall tiling

Two additional double bedrooms with one benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite & attractive marble effect wall tiling

Landscaped rear garden majority laid to lawn & paved patio area perfect for alfresco dining

Landscaped frontage laid to flower beds & shrubbery

Garage & driveway parking

Privately owned solar panels to the property

Thoughtfully designed with integrated bird and bat boxes to encourage local wildlife

Remainder of the NHBC guarantee

## ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

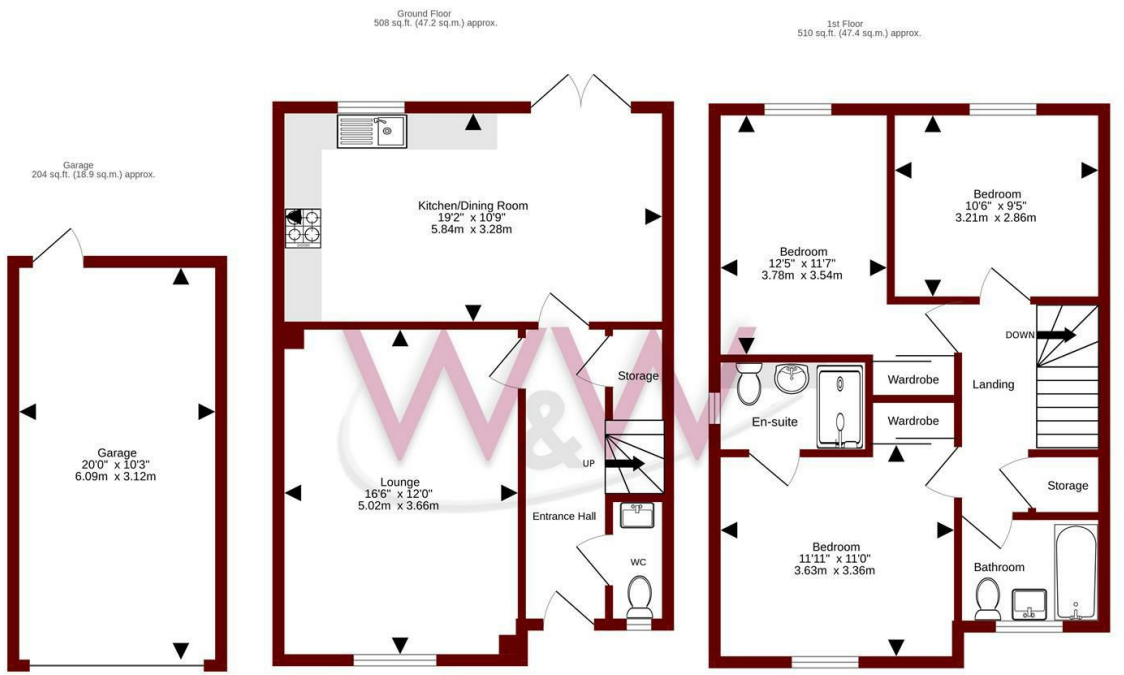
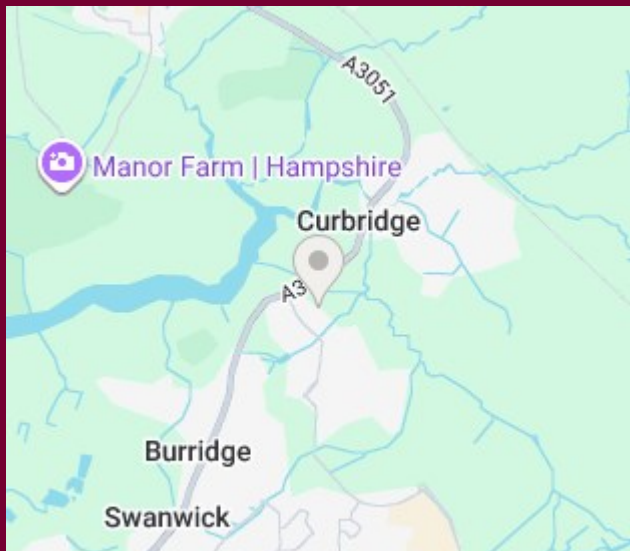
Sewerage - Mains

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 : 1221 sq.ft. (113.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		92	92
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - A

Potential EPC Rating - A

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