



BROOK
INDEPENDENT
ESTATE AGENTS

41 Penhale Gardens, Titchfield Common, PO14 4NL

A 1980's built four bedroom family home with exceptionally good layout a lovely south facing garden with secluded outlook £450,000

ACCOMMODATION

- Attractive detached home built in the mid-1980s.
 - Entrance Hallway
 - Kitchen
 - Separate Dining Room
 - Four Bedrooms, One With En Suite
 - South-facing Rear Garden, recently renewed lawn, perfect for outdoor living.
 - Ample driveway space plus detached garage.
 - Close to Locks Heath Centre, coastal and countryside walks.
- Easy access to M27 (J9) and Swanwick railway station.
 - Ideal family home offering strong value in the area.





Originally constructed in the mid-1980s, this attractive detached home is tucked away in a quiet cul-de-sac and offers a range of appealing features. The property has a traditional layout, with a spacious entrance hallway providing access to the principal rooms.

To the rear of the house are the kitchen and separate dining room, which offer the potential to be combined into one larger open-plan space if desired. The property benefits from four well-proportioned bedrooms, including a main bedroom with its own en-suite.

A standout feature of the home is the generous south-facing rear garden, offering excellent privacy and plenty of space to enjoy. The lawn has recently been renewed, creating an attractive outdoor setting. To the front, there is ample driveway parking along with a detached garage.

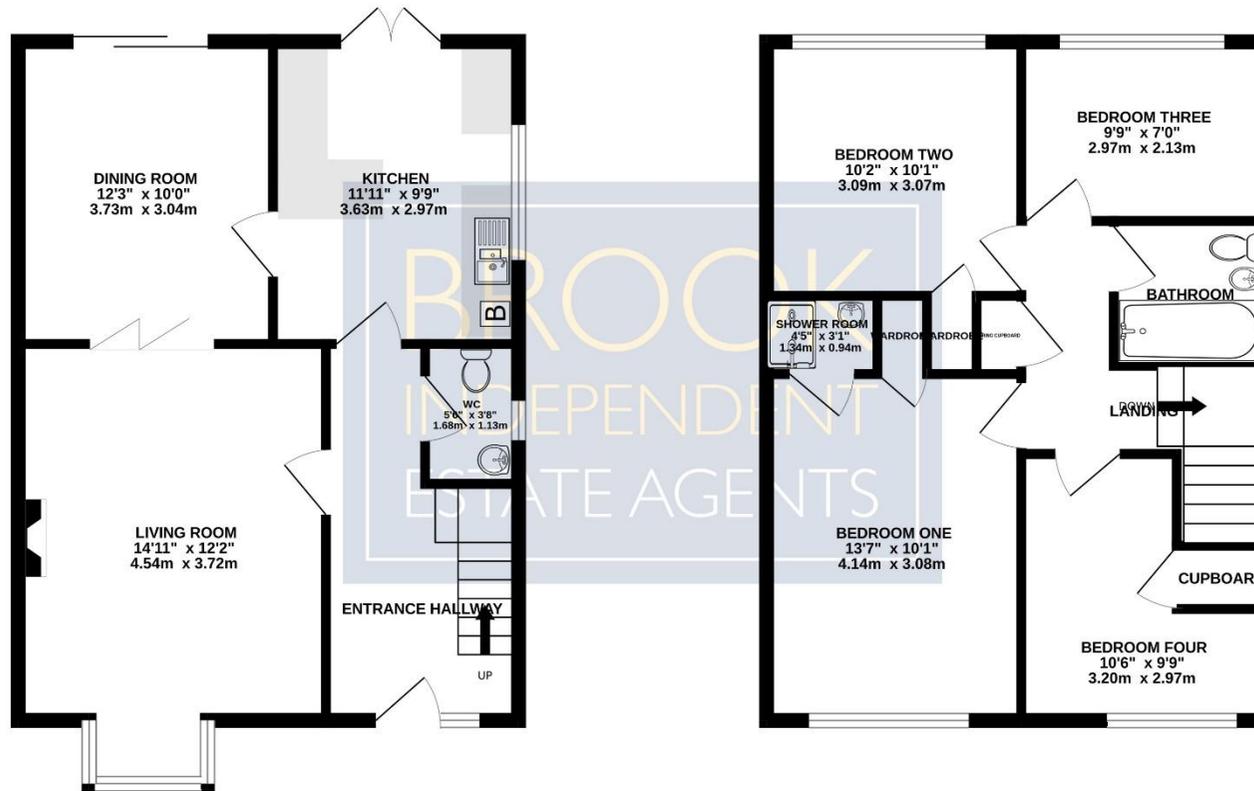
Penhale Gardens is a cul-de-sac of approximately seventy mixed residential properties. A wide range of amenities are close by, including the Locks Heath Centre, around a mile away, which provides everyday shopping and community facilities. The semi-rural setting also offers beautiful coastal and countryside walks in the nearby villages of Titchfield and Warsash. Excellent transport links are available via Junction 9 of the M27 and Swanwick railway station, providing access to the major centres along the south coast.

Overall, this is a home with excellent potential and represents some of the best value currently available in the area.



GROUND FLOOR

1ST FLOOR



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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