



1 The Hurdles, Titchfield Common, PO14 4AN

Asking Price £420,000



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W&W are delighted to offer for sale this well presented three bedroom detached family home sitting on an enviable corner plot. The property boasts three bedrooms, lounge, kitchen/dining room, downstairs cloakroom, main bathroom & en-suite shower room to the main bedroom. The property also benefits from front/rear gardens & garage with driveway parking.

The Hurdles is a quiet cul de sac in Titchfield Common with excellent transport links including the A27 & M27 easily accessible. The local convenience store is less than a 10 minute walk away as is St John CofE Primary School.



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.





Well presented three bedroom detached family home

Sitting on an enviable corner plot providing front & rear gardens

Entrance hall enjoying beautiful walnut flooring flowing throughout the ground floor

Lounge with window to the front

Kitchen/dining room with double doors opening out to the rear garden

Modern kitchen enjoying high gloss cabinets, wood effect worktops & breakfast bar

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

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 large shower cubicle tray

Two additional double bedrooms

Modern main bathroom comprising three piece white suite with attractive wall tiling & feature walnut flooring

Southerly facing rear garden with majority laid to lawn with mature shrubbery & paved patio area

Garage & driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

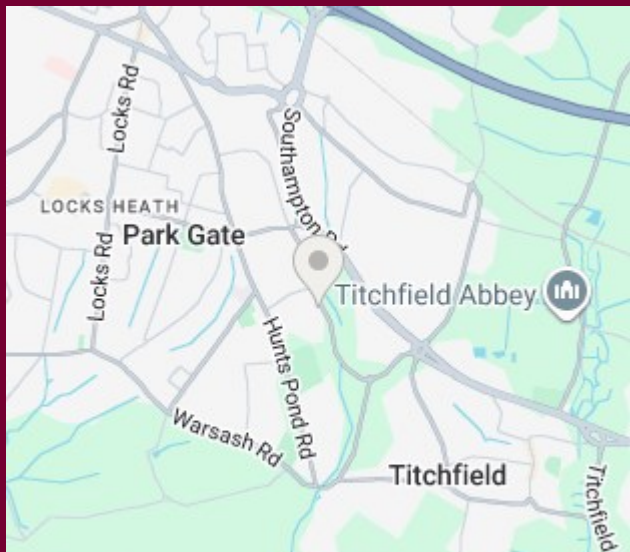
Sewerage - Mains

Heating - Gas central heating

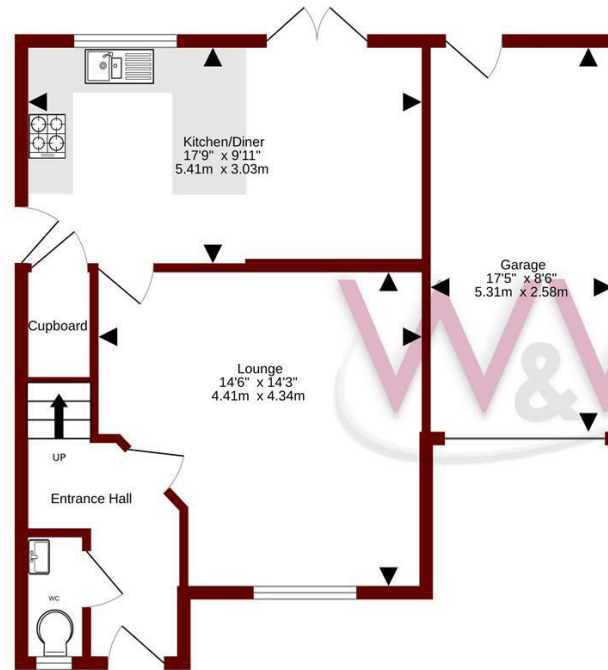
Broadband - There is broadband connected to the property

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

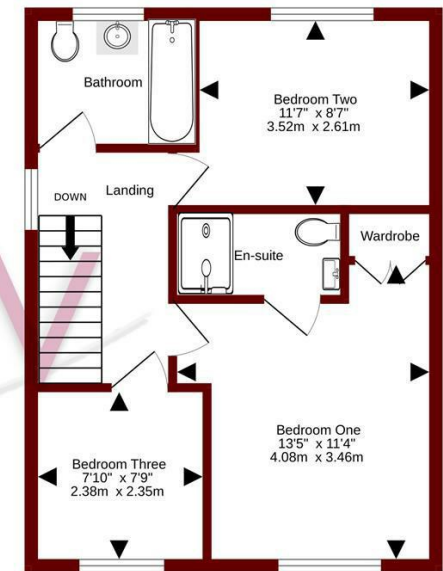
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
597 sq.ft. (55.5 sq.m.) approx.



1st floor
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D

Tenure - Freehold

Current EPC Rating -TBC

Potential EPC Rating -TBC

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