



50 Andalusian Gardens, Whiteley, PO15 7DU

Asking Price £570,000



Andalusian Gardens |

Whiteley | PO15 7DU

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W&W are delighted to offer for sale this beautifully presented, vastly improved & extended four bedroom detached family house. The property enjoys impressive sized accommodation with four bedrooms, stunning open plan kitchen/dining/family room, lounge, snug, cloakroom, family bathroom & re-fitted en-suite shower room to the master bedroom. The property also enjoys a landscaped garden, garage & driveway parking.

Andalusian Gardens is a highly sought after cul de sac in the ever popular location of Whiteley, the renowned Whiteley Primary school is just a short walk along with the doctors surgery & local Co Op. Further shops and eateries can be found in the Whiteley Shopping Centre just over a mile away. Also easily accessible are the excellent transport links including Swanwick Train Station, A27 & M27.





Beautifully presented, vastly improved and extended four bedroom detached family home in enviable corner plot

Highly sought after cul de sac location with woodland to rear

Property approaching 1500 sq. ft in all

Welcoming entrance hall with replacement composite front door

Attractive oak wood replacement internal doors to the ground floor

Impressively sized open plan kitchen/dining/family room with bi-fold doors opening into the snug & double doors into the lounge

Dual aspect kitchen enjoying modern re-fitted kitchens with worktops, attractive cabinets & breakfast bar

Integrated appliances include oven & hob, space & plumbing for both washing machine & dishwasher, space for 'American style' fridge & freezer

Lounge 'is in our opinion' of a great size with double doors opening out onto the rear garden & Velux windows, centre piece fireplace with inset electric fire in feature surround

Snug to rear of the home with window overlooking garden & additional Velux window above offering a light bright airy feel

Cloakroom comprising two piece suite

Main bedroom benefiting from twin windows built in mirrored wardrobes & en-suite

Re-fitted en-suite shower room comprising three piece white suite and attractive tiling

Three additional bedrooms all benefiting from built in storage & attractive woodland views to the rear

Modern main bathroom comprising three piece white suite & attractive tiling

Impressive landscaped rear garden backing onto mature woodland, garden is laid to lawn, paved patio area. decked terrace and barked area with shed to remain

'In our opinion' we feel that the garden offers a great degree of privacy

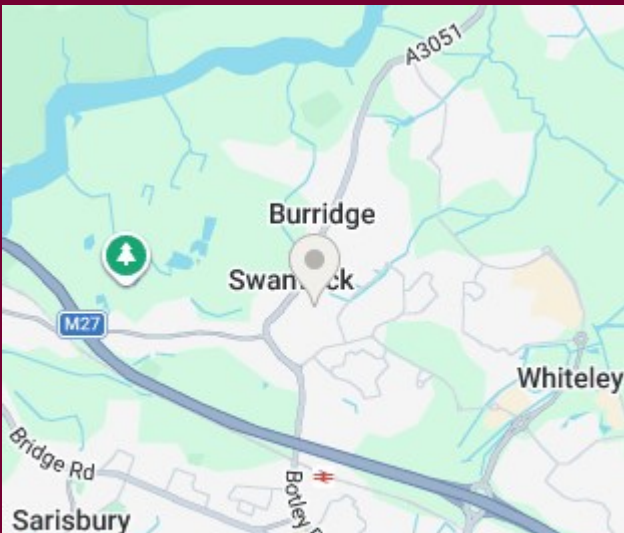
Garage & driveway parking for vehicles

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

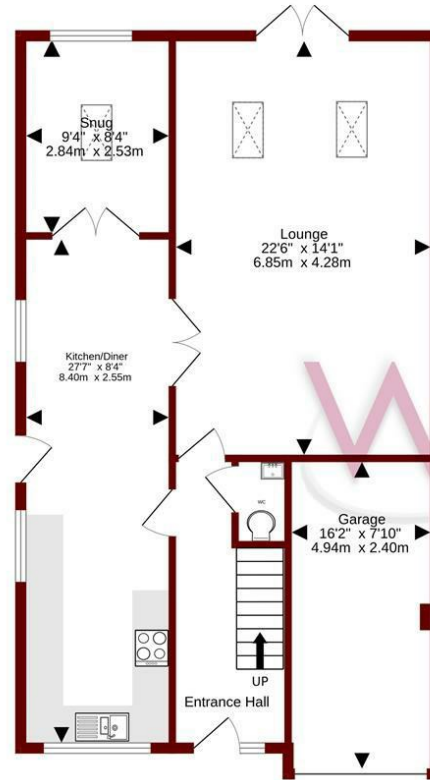
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by EE

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

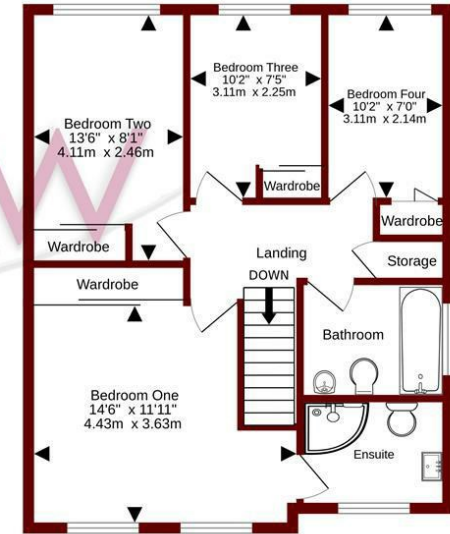
Please check here for all mobile networks - <https://checker.ofcom.org.uk>



Ground floor  
848 sq.ft. (78.8 sq.m.) approx.



1st floor  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.3 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		74	78
(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 - E - £2645 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk