

67 Angelica Way, Whiteley, PO15 7HZ

Asking Price £410,000

Angelica Way |
Whiteley | PO15 7HZ
Asking Price £410,000

W&W are delighted to offer for sale this extremely well presented & improved three/four bedroom semi detached town house. Internally, the property boasts over 1500 sq.ft providing three bedrooms, family room/fourth bedroom, utility room, home office, 21'ft lounge/dining room, modern kitchen/breakfast room, cloakroom, modern en-suite shower room & modern main bathroom. Outside, the property benefits from a well stocked landscaped rear garden, store to the side of the property with block paved driveway providing parking for multiple vehicles.

Angelica Way is ideally positioned with the fantastic amenities of Whiteley Shopping Centre less than a 1 minute walk away, providing a variety of shops and eateries alongside cinema, gym & supermarket. Excellent transport links are close by including the M27, A27 & Swanwick train station.







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.













Extremely well presented & improved three/four bedroom semi detached family home

Versatile living accommodation of over 1500 sq.ft spanning across three floors

Welcoming entrance hall enjoying bespoke fitted understairs storage & attractive wood flooring flowing throughout the ground floor

Family room/fourth bedroom to the ground floor with double doors opening out onto the rear garden & feature media wall with bespoke storage & shelving

Utility room providing additional storage space with plumbing for appliances & home office also to the ground floor

Downstairs cloakroom

Spacious 'L' shaped lounge/dining room with newly fitted glass framed Juliet balcony

Modern kitchen/breakfast room enjoying breakfast bar & newly fitted glass framed Juliet balcony

Integrated appliances include double oven & hob with space/plumbing for additional appliances

Main bedroom to the top floor benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite with feature EcoFresh smart toilet seat

Two additional bedrooms to the top floor with one benefitting from built in wardrobes

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

Beautifully stocked rear landscaped garden enjoying areas laid to shingle with display flowers/fruit trees, paved patio area perfect for alfresco dining & brick built store to the side providing additional outdoor storage space

Feature outside dog shower to the side

Block paved driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with replacement Vaillant combination boiler

Broadband - There is broadband connected to the property

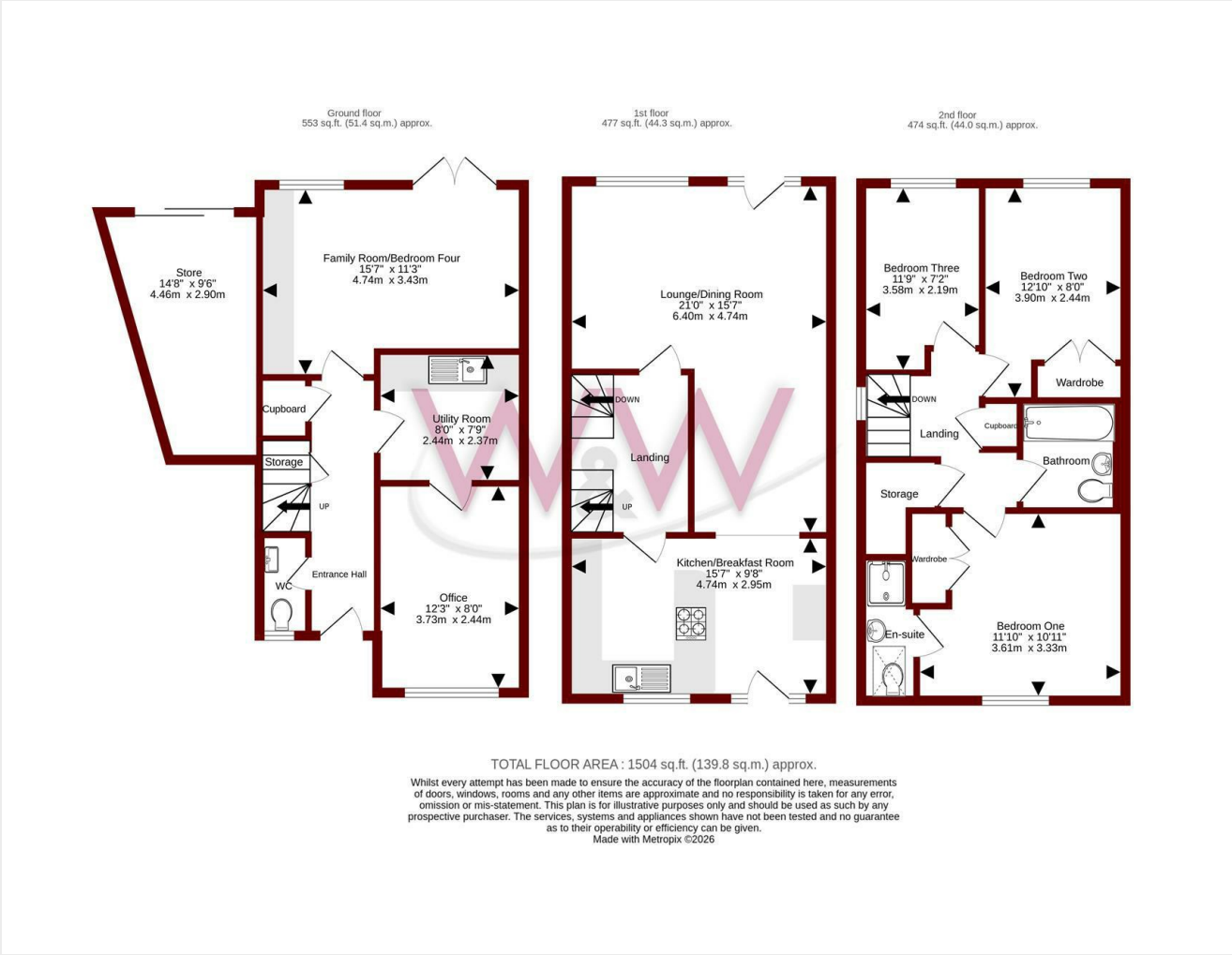
Please check here for potential broadband speeds - https://www.openreach.com/fibre-broadband

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/



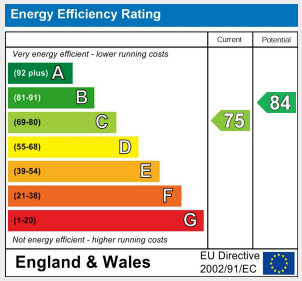






TOTAL FLOOR AREA : 1504 sq.ft. (139.8 sq.m.) approx.

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.
Made with Metropix ©2026



Council Tax Band - D

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre
Whiteley Way
Whiteley
Hants
PO15 7PD
01489 580800
whiteley@walkerwaterer.co.uk
www.walkerwaterer.co.uk