



£650,000
18 Burnham Wood
Fareham, PO16 7UD

PROPERTY SUMMARY

This well-proportioned four bedroom detached family home situated in the highly sought after Burnham Wood is now available to the market! The ground floor features a generous lounge, a separate dining room, a modern fitted kitchen and a bright conservatory overlooking the private rear garden. Additional benefits include a convenient utility room, downstairs WC and an integral double garage. Upstairs, you'll find four double bedrooms, including an en-suite shower room to the main bedroom, as well as a shower room. Externally, the property boasts a mature south facing rear garden and ample driveway parking to the front. We strongly urge all who are interested to call our Fareham branch now to arrange your viewing for this charming property.





HALLWAY

LOUNGE 19' 11" x 11' 8" (6.07m x 3.56m)

DINING ROOM 11' 8" x 10' 8" (3.56m x 3.25m)

KITCHEN 13' 8" x 13' 2" (4.17m x 4.01m)

UTILITY 9' 11" x 7' 8" (3.02m x 2.34m)

WC

CONSERVATORY 12' 3" x 11' 10" (3.73m x 3.61m)

LANDING

BEDROOM 1 13' 8" x 11' 10" (4.17m x 3.61m)

ENSUITE

BEDROOM 2 13' 2" x 11' 5" (4.01m x 3.48m)

BEDROOM 3 11' 10" x 10' 9" (3.61m x 3.28m)

BEDROOM 4 13' 3" x 7' 7" (4.04m x 2.31m)

SHOWER ROOM

DOUBLE GARAGE 17' 6" x 17' 4" (5.33m x 5.28m)

REAR GARDEN





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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	71	81
EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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