



Haflinger Drive | Whiteley | Fareham | PO15 7DX

Asking Price £600,000



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W&W are extremely delighted to offer for sale this beautifully presented & improved four bedroom detached family home situated in a highly sought after, quiet cul de sac. Internally, the property boasts over 1300 sq.ft providing four bedrooms, 25'6ft kitchen/dining/living room, lounge, family room, utility room, cloakroom, modern main bathroom & modern en-suite shower room. Outside, the property benefits from a beautifully landscaped tiered rear garden with mature woodland to the rear & driveway parking to the front.

Haflinger Drive 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 shopping centre just over a mile away. Also easily accessible are the excellent transport links including Swanwick Train Station, A27 & M27.

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.







Beautifully presented & improved four bedroom detached family home

Enviably quiet cul de sac location

Replacement composite front door opening into the welcoming entrance hall enjoying karndean flooring flowing into the kitchen/dining room

Spacious lounge with walk in bay window & contemporary centrepiece electric fire to remain

Impressively sized 25'6ft open plan kitchen/dining/living room with both double doors & single door opening out to the rear garden

Modern kitchen enjoying high gloss cabinets, attractive worktops, integrated oven/hob, dishwasher, fridge & water softener to remain

Family room with window to the front

Utility room providing additional storage & space/plumbing for appliances

Downstairs cloakroom



Tenure: Freehold
EPC Rating: TBC
Council Tax Band: E



Main bedroom benefitting from built in wardrobes, walk in bay window & en-suite shower room

Three additional bedrooms all benefitting from built in wardrobes

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

Replacement 2026 carpets to the lounge, family room, stairs, landing & all four bedrooms

Beautifully landscaped tiered garden enjoying area to the top laid to lawn with display flower/shrubbery, paved patio area perfect for alfresco dining & steps down to the bottom of the garden enjoying decked sun terrace, outbuilding currently used as a home office with power/lighting & home gym area to remain

In our opinion the garden offers a wonderful degree of privacy backing onto mature woodlands

2025 Newly laid block paved driveway providing parking for multiple vehicles



The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating with a replacement glow worm boiler

Broadband - There is broadband connected to the property

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

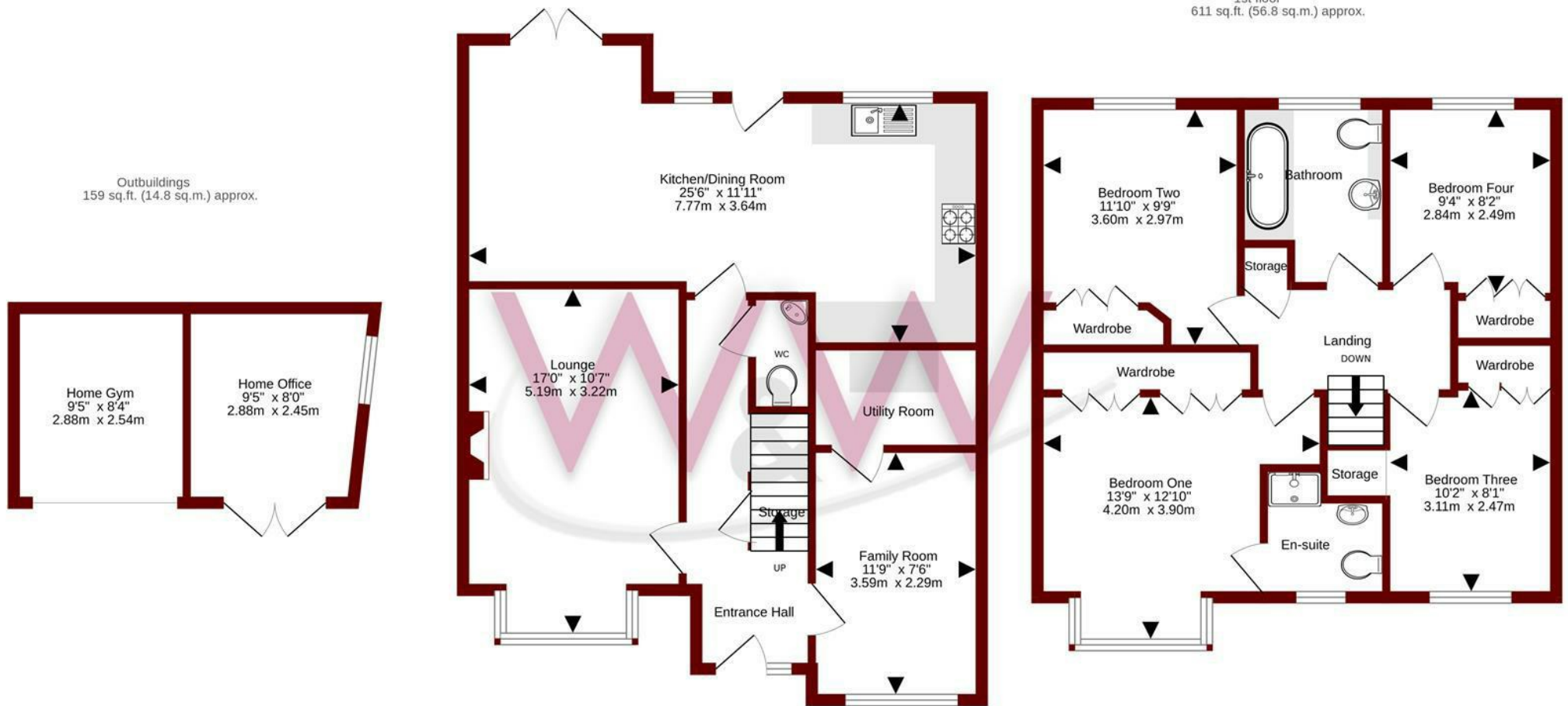
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
696 sq.ft. (64.7 sq.m.) approx.

1st floor
611 sq.ft. (56.8 sq.m.) approx.

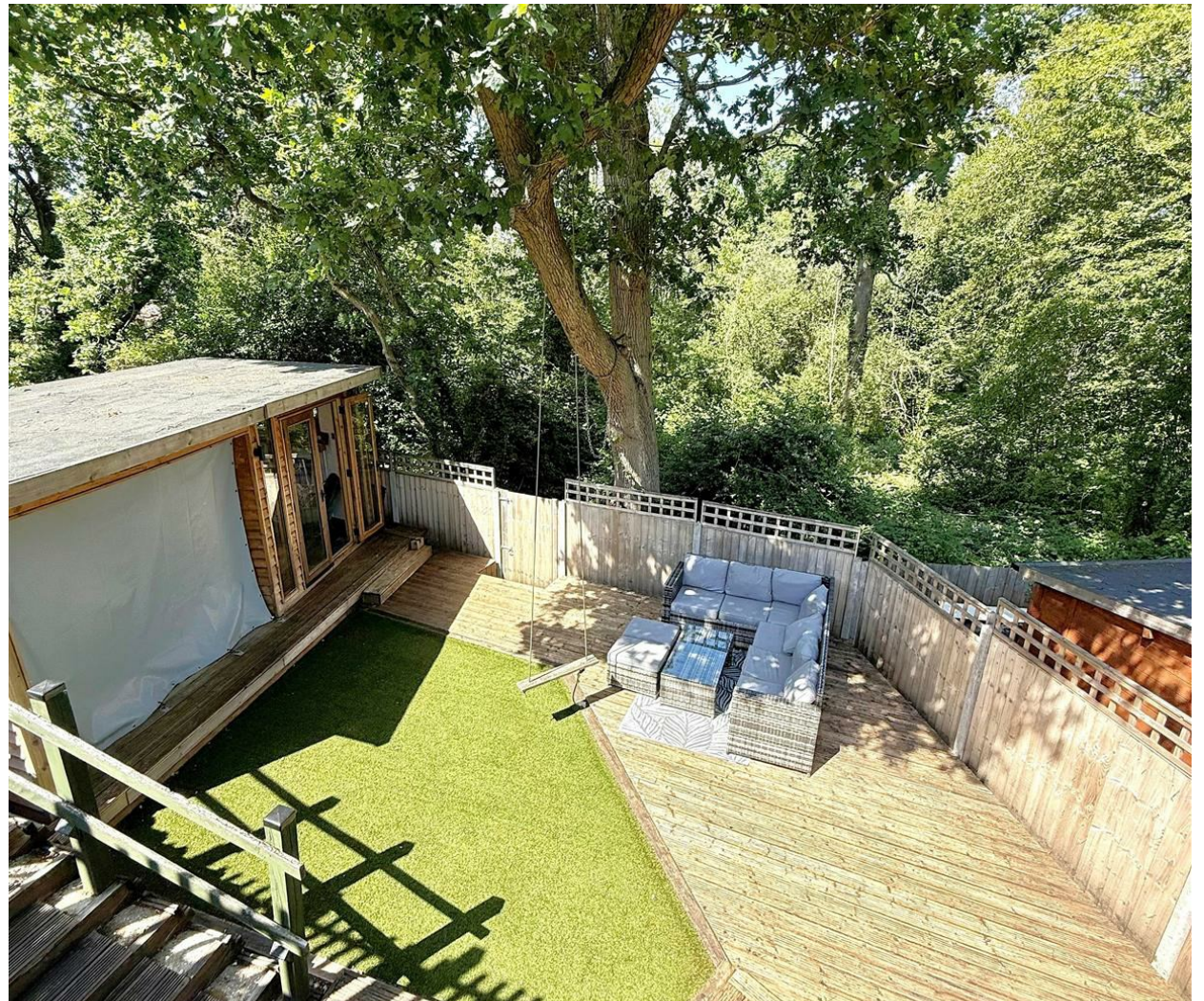
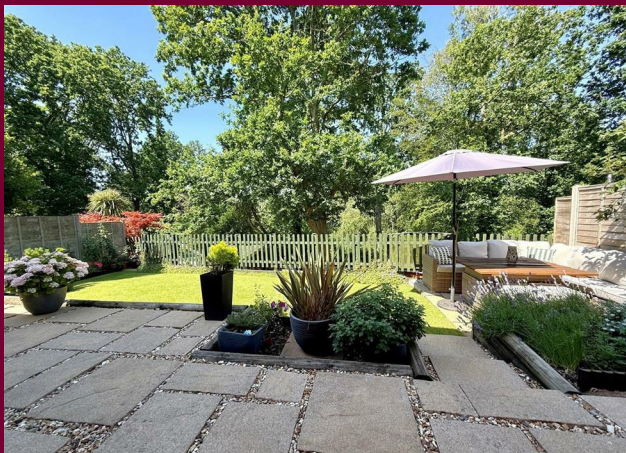
Outbuildings
159 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 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	75	79
(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	

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