



8 Sheridan Gardens, Whiteley, Fareham, PO15 7DY

Offers In Excess Of £450,000



Sheridan Gardens | Whiteley

Fareham | PO15 7DY

Offers In Excess Of £450,000

W&W are extremely delighted to offer for sale this beautifully presented three bedroom detached family home situated down a private road made up of only six houses. Internally, the property enjoys three bedrooms, lounge, modern kitchen/dining room, cloakroom, main bathroom & modern en-suite shower room to the main bedroom. Outside, the property sits on a truly enviable corner plot providing an impressively sized rear garden, side garden & garage with driveway parking for multiple vehicles.

Sheridan Gardens is a highly sought after cul de sac. The A27 & M27 are easily accessible as is Swanwick Train Station. Whiteley Primary School/Cornerstone Primary School are also within walking distance and bus stops close by with links to local Secondary Schools - Henry Cort Community College and Swanmore College. The property is also within walking distance to Whiteley Shopping Centre & local amenities.

### **ID Checks/ Anti Money Laundering Checks**

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Water 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 three bedroom detached family home

Situated down a private driveway made up of only six houses in a highly sought after cul de sac

Truly enviable corner plot providing landscaped rear & side gardens

Welcoming entrance hall enjoying bespoke fitted storage under the stairs and feature herringbone style LVT flooring flowing into the kitchen/dining room & downstairs cloakroom

Spacious lounge with walk in bay window, feature centrepiece gas log burner effect fire & double doors opening out to the rear garden

Modern kitchen/dining room with breakfast bar & double doors opening out to the rear garden

Integrated appliances include 2026 replacement oven, hob, fridge/freezer, dishwasher & washing machine

Downstairs cloakroom comprising two piece contemporary suite

Main bedroom benefitting from built in wardrobe & en-suite

Modern en-suite shower room comprising three piece white suite & attractive wall tiling

Two additional bedrooms

Dual aspect modern re-fitted main bathroom comprising three piece white suite & attractive wall tiling

South westerly facing landscaped rear garden majority laid to lawn, paved patio area perfect for alfresco dining & display flowers and mature shrubbery

Detached garage with power & lighting

Driveway parking for multiple vehicles

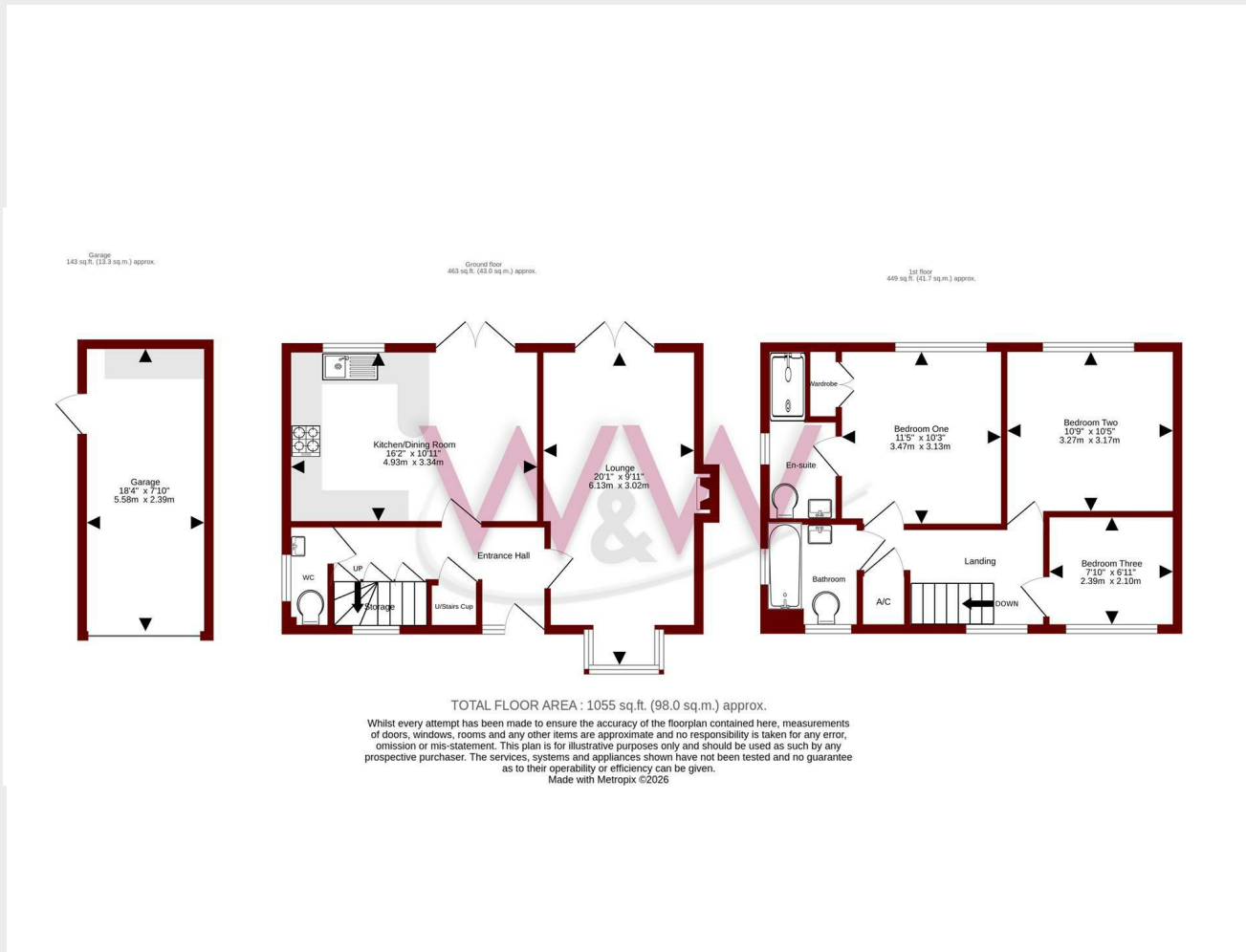
Ideally located within walking distance to local shops, schools & amenities

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Council Tax Band - D

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