



11 Thyme Avenue, Whiteley, PO15 7NB

Asking Price £420,000



Thyme Avenue |
Whiteley | PO15 7NB
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W&W are delighted to offer for sale this extremely well presented & improved four bedroom family home situated in a quiet cul de sac. Internally, the property enjoys four bedrooms, lounge, modern kitchen/breakfast room, conservatory/dining room, downstairs cloakroom, main bathroom & en-suite shower room to the main bedroom. Outside, the property benefits from front & rear gardens as well as a garage with driveway parking.

Thyme Avenue just a short stroll to Whiteley Shopping Centre & Meadowside Leisure Centre, providing a variety of shops & eateries as well as gym & cinema. The property is also within walking distance to the local Cornerstone primary school & Whiteley primary school. Transport links are easily accessible via this property with the M27 being a 5-10 Minute drive away from the property and the nearest train station being a 20 minute walk away.

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 four bedroom family home

Welcoming entrance hall enjoying attractive herringbone style laminate flooring flowing into the lounge

Spacious lounge with bay window, centrepiece fireplace & built in understairs storage cupboard

Kitchen/breakfast room with double doors opening out to the rear garden

Modern re-fitted kitchen enjoying attractive worktops & cabinets

Integrated appliances include double oven, hob, dishwasher & fridge/freezer

Conservatory currently used as a dining room with double doors opening out to the rear garden

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes & en-suite

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

Three additional bedrooms

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

Southerly facing rear landscaped garden with majority laid to lawn with display flower beds & patio area perfect for alfresco dining

Frontage laid to lawn & driveway for vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

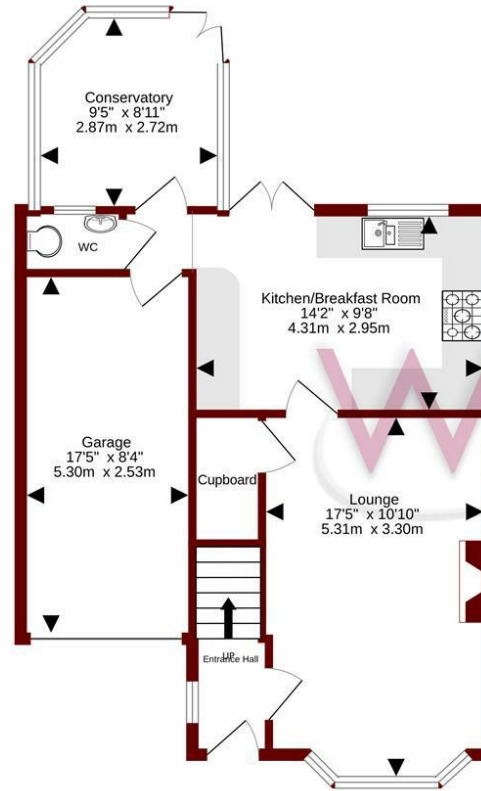
Broadband - There is broadband connected to the property

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

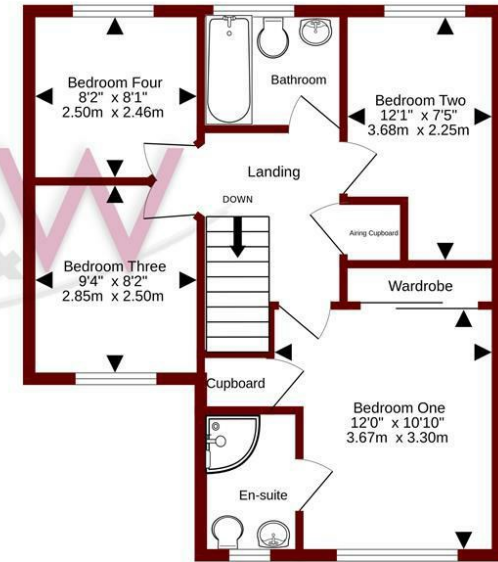
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
615 sq.ft. (57.1 sq.m.) approx.



1st floor
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	78
	EU Directive 2002/91/EC		

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk