



7 Kites Croft Close, Titchfield Common, PO14 4QU

Asking Price £550,000



Kites Croft Close |
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W&W are delighted to offer for sale this extremely well presented, extended & vastly improved three bedroom detached bungalow situated in a tucked away position within a quiet cul de sac. Internally the property boasts 1200 sq.ft providing three double bedrooms, 25'4ft kitchen/dining room, lounge, study, modern shower room & modern en-suite bathroom to the main bedroom. Outside, the property sits on an enviable plot providing front and rear gardens, detached double garage & driveway parking.

Kites Croft Close is ideally situated with school, shops & pub all within a short walk, further amenities of Park Gate, Titchfield & Whiteley are also easily accessible. The A27 & M27 are close by as well as a bus route.





Extremely well presented, extended & vastly improved three bedroom detached bungalow

Siting on an enviable plot situated in a tucked away position within a quiet cul de sac

Welcoming entrance hall enjoying engineered oak flooring & three built in storage cupboards

25'4ft Kitchen/dining room

Modern kitchen with granite worktops, attractive cabinets & breakfast bar

Integrated appliances include double oven, dishwasher, AEG hob, space for fridge/freezer & water softener to remain

Porch/utility area with a sink and plumbing for a washing machine and space for a tumble dryer

17'4ft Lounge enjoying double doors opening out onto the garden & feature centrepiece marble surround fireplace with inset electric remote controlled fire

Study

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite bathroom comprising four piece white suite with attractive wall/floor tiling

Two additional double bedrooms with one benefitting from built in storage

Modern re-fitted shower room comprising three piece white suite & attractive wall/floor tiling

Landscaped rear garden enjoying area laid to lawn, large composite decked sun terrace with hot tub to remain, mature shrubbery/flowers

'In our opinion' we feel that the garden offers a great degree of privacy

Landscaped front garden laid to paved patio with display flower/shrubbery

Detached double garage with electric roller doors

Privately owned solar panels to the property with a 5kwh battery for storage

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

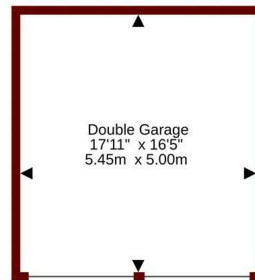
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin

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

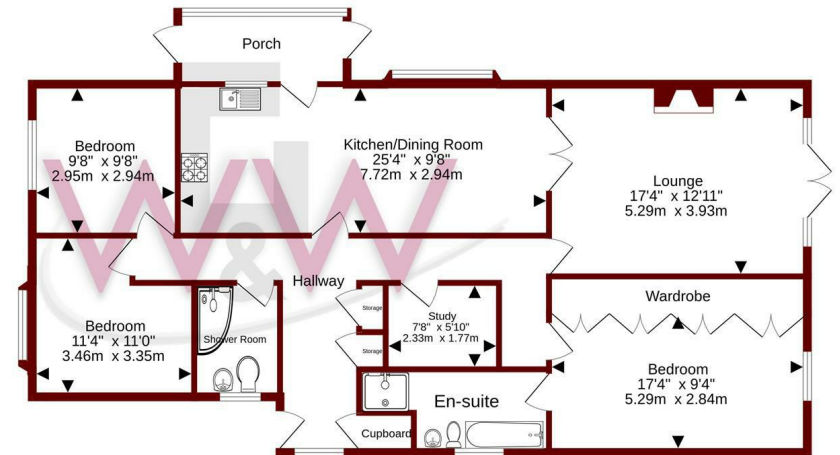
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Garage
294 sq.ft. (27.3 sq.m.) approx.



Ground Floor
1273 sq.ft. (118.2 sq.m.) approx.



TOTAL FLOOR AREA : 1567 sq.ft. (145.5 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		96	98
(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	EU Directive 2002/91/EC		

Council Tax Band - D - £2164.55 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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