



Addison

ESTATE AGENTS



37 Oaklands Way, Fareham, Hampshire, PO14 4LF

£435,000 Freehold

An extended and deceptively spacious four-bedroom semi-detached home, quietly positioned within a small enclave on Oaklands Way, Titchfield Common.

The property is approached via a blocked-paved driveway providing parking for several vehicles, leading to a single garage with an extended rear store, offering excellent additional storage. The home sits within a tucked-away pocket of similar properties, enjoying a pleasant sense of openness to the front along with further areas of visitor parking.

The ground floor accommodation is a particular highlight, having been significantly enhanced by a rear extension that has transformed the living space. At the heart of the home is a large kitchen/diner, re-fitted in May 2024, creating a contemporary and practical space for everyday family life and entertaining. The kitchen benefits from direct access out to the rear garden and houses a modern combi boiler installed in September 2023.


Adjacent to the kitchen is a generous standalone lounge, which enjoys a lovely outlook over the garden and features patio doors opening directly onto the rear terrace, allowing the space to fill with natural light and connect seamlessly with the outside. The ground floor further benefits from double glazing and patio doors installed in 2020.

Also on the ground floor is a ground floor bedroom, alongside a study or fifth bedroom, providing excellent flexibility for home working, guests, or multi-generational living. These rooms are served by a refitted family bathroom, completing the ground floor layout.

To the first floor are three well-proportioned double bedrooms, all benefiting from triple glazing installed in 2018 and with air conditioning added in 2022, enhancing year-round comfort, a modern en-suite shower room, providing comfortable and well-balanced family accommodation.

Outside, the property occupies a good-sized corner plot with a landscaped west facing rear garden that is sunny, private, and well screened, offering an ideal space for outdoor dining, entertaining, and family enjoyment. The property has also benefited from a consumer unit upgrade and full rewire completed in 2014, offering reassurance to prospective buyers.

The vendors have secured an onward purchase, resulting in a complete chain already in place, making this an appealing option for buyers looking for a smoother and more certain move.

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

Further Information

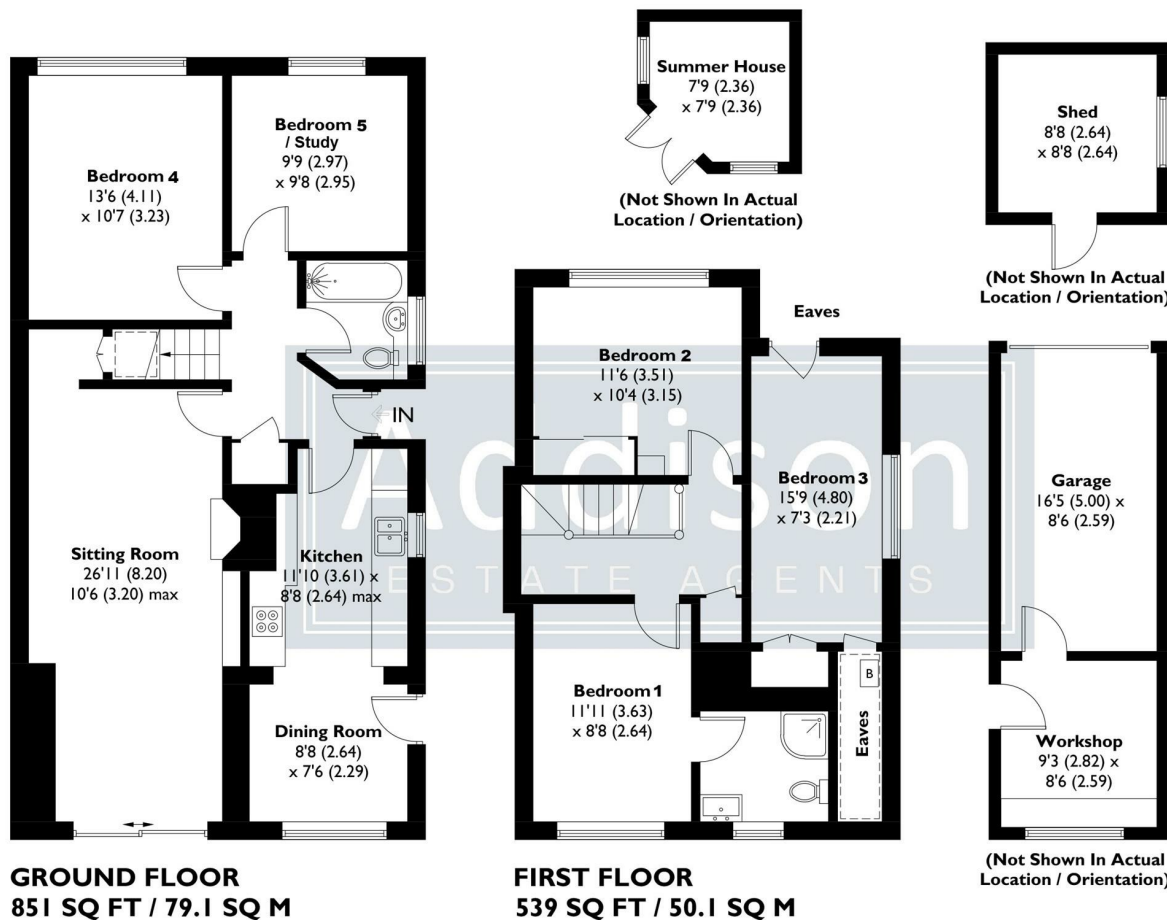
Local Council:
Council Tax Band:
D





APPROXIMATE GROSS INTERNAL AREA = 1390 SQ FT / 129.2 SQ M
 GARAGE / OUTBUILDINGS = 352 SQ FT / 32.7 SQ M
 TOTAL = 1742 SQ FT / 161.9 SQ M

 = Reduced headroom below 1.5m / 5'0



- Extended and deceptively spacious four-bedroom semi-detached home
- Quietly positioned within a small enclave on Oaklands Way, Titchfield Common
- Block-paved driveway providing parking for multiple vehicles, plus garage with extended rear store
- Large kitchen/diner re-fitted in May 2024 with direct access to the rear garden
- Generous rear-facing lounge with French doors opening onto the garden
- Flexible ground floor layout including a bedroom and study/fifth bedroom with family bathroom
- Landscaped, sunny and private rear garden on a good-sized corner plot
- Numerous improvements including combi boiler (Sept 2023), air conditioning (2022), triple glazing upstairs and updated electrics
- Onward purchase secured, resulting in a complete chain already in place

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1272922)

Produced for Addison Estate Agents



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