



7 Breton Close, Whiteley, Fareham, PO15 7EW

Offers In Excess Of £450,000



Breton Close | Whiteley  
Fareham | PO15 7EW  
Offers In Excess Of £450,000

W&W are delighted to offer for sale this extremely well presented, extended & improved four bedroom detached family home situated in a quiet sought after cul de sac location. Internally, the property boasts four bedrooms, lounge, 22'8ft kitchen/dining room, conservatory, utility room, downstairs shower room, main bathroom & en-suite to the main bedroom. Outside, the property benefits from an enclosed landscaped rear garden & driveway parking for vehicles.

Breton Close is situated nearby to Whiteley Primary School alongside the local Co Op. Further amenities of Whiteley Shopping Centre are also within walking distance providing a variety of shops and eateries. Excellent transport links are easily accessible 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.





Extremely well presented four bedroom detached family home

Situated in a sought after quiet cul de sac location

Entrance hall enjoying attractive wood effect laminate flooring flowing into the ground floor bedroom

Spacious living room with centrepiece stone surround fireplace with inset electric fire & built in understairs storage cupboard

22'8ft Kitchen/dining room with internal bi-fold doors opening into the conservatory

Kitchen benefits from an integrated oven/hob with space for additional appliances

Conservatory with double doors opening out to the rear garden

LVT herringbone style flooring in the living room, dining area & conservatory

Utility room providing additional storage & space/plumbing for appliances

Modern downstairs shower room

Main bedroom benefitting from en-suite shower room

Two additional bedrooms both benefitting from built in storage

Main bathroom comprising three piece suite

Landscaped rear garden majority laid to paved patio, lawn area with display flower/shrubbery & shed to remain

Driveway parking for multiple vehicles

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

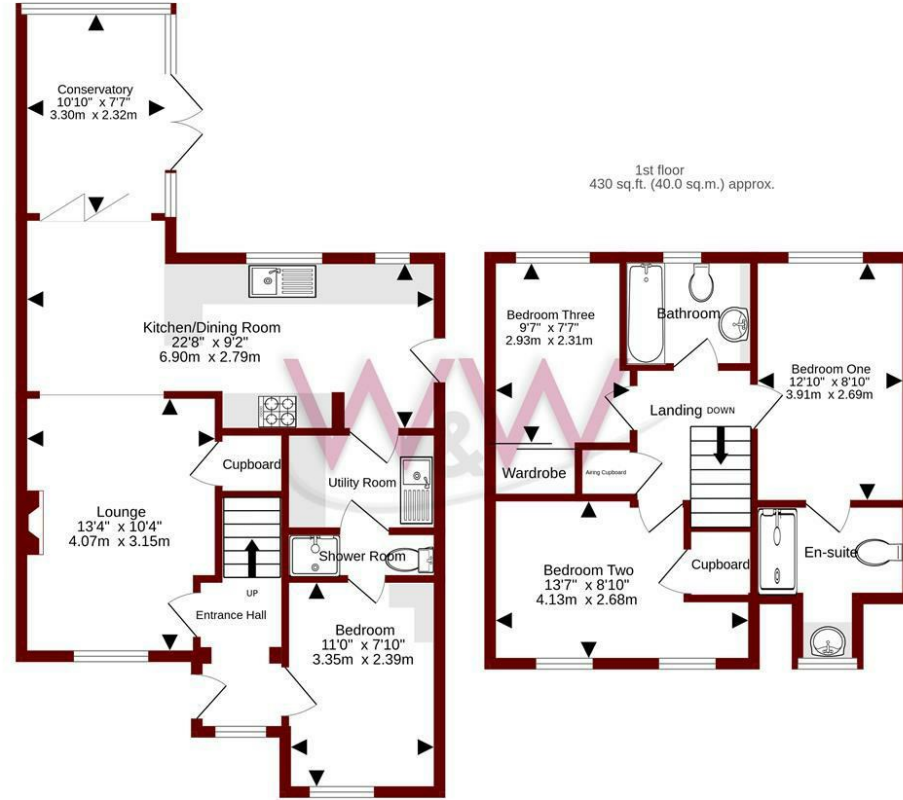
Broadband - There is broadband connected to the property

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  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA - 1033 sq.ft. (96.0 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		83
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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 - E

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

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