



31 Grevillea Avenue, Titchfield Park, PO15 5LN

Asking Price £335,000



Grevillea Avenue |
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W&W are pleased to offer for sale this four bedroom terraced town house. The property boasts four double bedrooms, lounge/dining room, kitchen, downstairs cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear enclosed garden & allocated parking for two to the rear.

Grevillea Avenue is situated with the amenities of Locks Heath, Whiteley & Park Gate close by with local shops & TGI Fridays within walking distance. Excellent transport links including A27, M27 & Swanwick train station are also easily accessible.





Four Bedroom Town House

Offered With No Chain Ahead

Welcoming Entrance Hall Enjoying Downstairs Cloakroom & Storage Cupboard

Kitchen Enjoying Built In Oven/Hob, Fridge/Freezer, Slimline Dishwasher & Washing Machine

Lounge/Dining Room Enjoying Double Doors Opening Out Onto The Rear Garden

Main Bedroom To The Top Floor Benefitting From En-Suite Shower Room

Three Additional Double Bedrooms With One Benefitting From Built In Wardrobes

Family Bathroom Comprising Three Piece Suite

Rear Garden With Artificial Lawn Area, Paved Patio & Rear Access

Allocated Parking For Two Vehicles To The Rear

Estate Management Charge Approx. £480 PA



Ground floor
388 sq.ft. (36.1 sq.m.) approx.

1st floor
337 sq.ft. (31.3 sq.m.) approx.

2nd floor
335 sq.ft. (31.1 sq.m.) approx.

Lounge
17'10" x 12'10"
5.44m x 3.91m

Kitchen
13'5" x 5'9"
4.08m x 1.74m

Storage

Entrance Hall

WC

UP

DOWN

Bathroom

Wardrobe

Landing

UP

Bedroom
12'10" x 8'7"
3.90m x 2.61m

Bedroom
12'9" x 9'11"
3.89m x 3.03m

Shower Room

Ensuite

Bedroom
12'10" x 10'0"
3.91m x 3.04m

TOTAL FLOOR AREA: 1060 sq.ft. (98.5 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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Council Tax Band - D

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	78
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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