



10 Hispano Avenue, Whiteley, PO15 7DS

Offers In Excess Of £500,000



Hispano Avenue |
Whiteley | PO15 7DS
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W&W are delighted to offer for sale this well presented four bedroom detached family home offered with no forward chain. The property boasts four bedrooms, lounge, kitchen/breakfast room, dining room, conservatory, utility room, cloakroom, main bathroom & en-suite shower room to the main bedroom. Outside, the property benefits from a beautifully landscaped rear garden, garage & driveway parking.

Hispano Avenue is ideally situated for family life, the local co op, community centre & sought after primary school are just a few minutes walk away. Also within walking distance is Swanwick train station, Meadowside leisure centre & Whiteley Shopping Centre providing a variety of shops and eateries as well as a Tesco & Cinema.



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.





Well presented four bedroom detached family home situated in a popular cul de sac location

Offered with no forward chain

First time to the market since 1999

Spacious lounge with walk in bay window, centrepiece fireplace with inset electric fire & internal double doors opening into the dining room

Kitchen/breakfast room boasting built in oven/hob with space for additional appliances

Dining room with patio doors opening out to the rear garden

Conservatory with doors opening out to the garden

Utility room providing additional storage & space/plumbing for appliances

Main bedroom benefitting from walk in bay window, double built in wardrobes & en-suite shower room

Three additional bedrooms all benefitting from built in wardrobes

Main bathroom comprising three piece suite

Beautifully landscaped southerly facing rear garden enjoying areas laid to lawn, paved patio, shingled areas with display shrubbery/flowers with greenhouse & shed to remain

Garage & driveway parking for multiple vehicles

Walking distance to Whiteley Primary School & local amenities

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

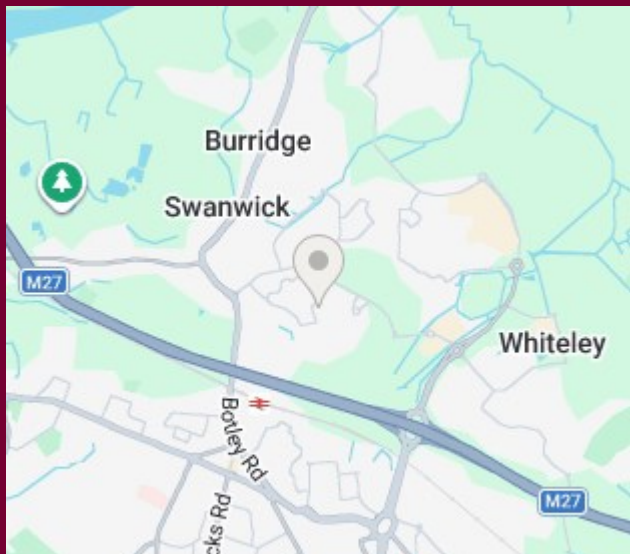
Sewerage - Mains

Heating - Gas central heating

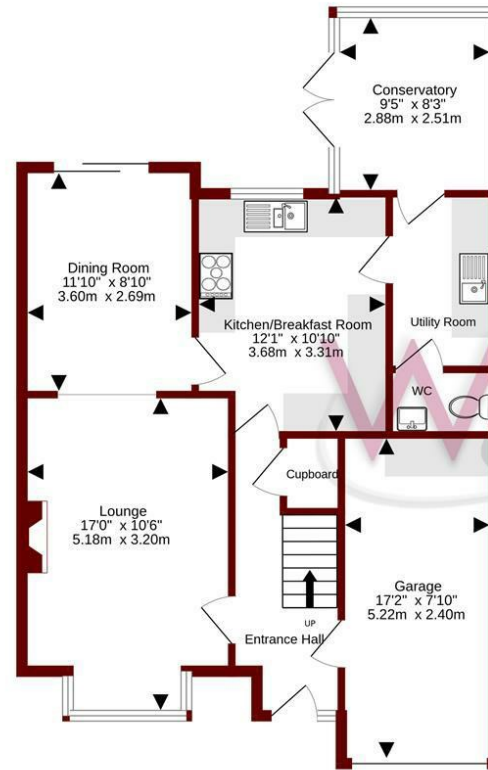
Broadband - There is broadband connected to the property

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

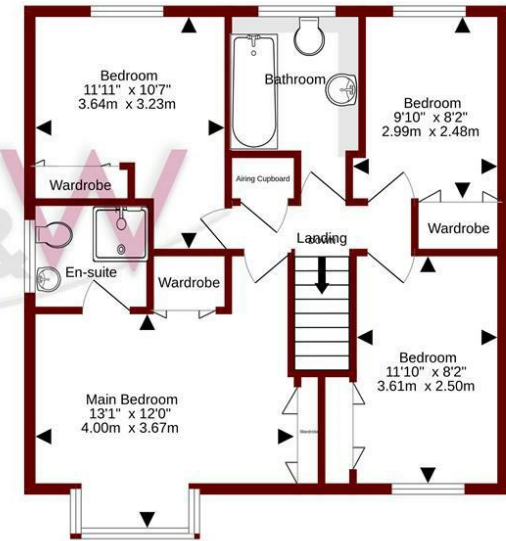
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
764 sq.ft. (71.0 sq.m.) approx.



1st floor
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1391 sq.ft. (129.2 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			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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