



RICHMONDS

52 Andalusian Gardens, Whiteley, Fareham, PO15 7DU

£699,500

An impressive four bedroom detached split level home situated in an enviable, elevated corner plot position.

Upon entering the property the spacious entrance hallway has stairs to the first floor and doors to the sitting room & kitchen/dining room. The kitchen has been fitted with a range of wall and base units incorporating sink, breakfast bar area, two built in stainless steel ovens with hob and extractor hood over, built in microwave oven and built in dishwasher. In the dining area there are double doors to the rear garden. The sitting room is accessed via double doors and offers a walk in bay window to the front elevation and feature wall mounted Log Burner.

The first floor landing has stairs to the second floor and doors to the study, family room, utility room and cloakroom. The study has a window to the front and door to the Snug (former garage) which in turn has a door through to the front storage area. The family room gives access to the rear garden and the utility has a window and door to the side elevation and space for a washing machine and tumble dryer.

Ascending the stairs the second floor landing gives access to the loft space, an airing cupboard, bedrooms one and two, the family bathroom and the top floor. The master bedroom offers a window to the front elevation, built in double wardrobes and door to the en-suite which has a contemporary three piece white suite of WC, vanity wash hand basin, shower cubicle and heated towel rail.

Bedroom two has a window to the rear elevation and built in double wardrobe. The family bathroom has a white suite comprising WC, vanity wash hand basin, bath with shower above and a heated towel rail.

Reaching the top floor the landing has further access to the loft space, a window to the side elevation and doors to bedrooms three and four, each with a window and built in double wardrobes.

The property enjoys an enviable corner plot location with a vast block paved driveway providing parking for numerous vehicles, there is an area laid to lawn and pathway to the front door as well as an up & over door providing access to the Store area (former garage). The private rear garden has been landscaped with the top tier being mainly laid to lawn with mature shrub borders; steps down to a vast block paved seating area with garden shed and Venetian fence style planter walls.

Other Information

Tenure: Freehold

Energy Rating: C

Council Tax Band F, Fareham Borough Council

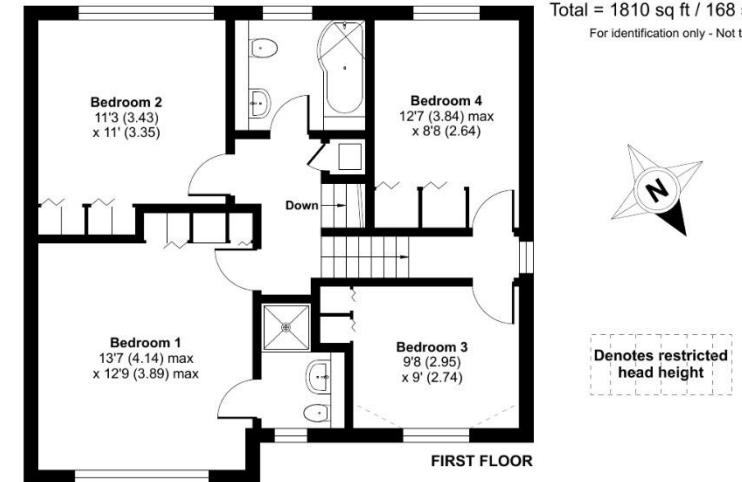
Sellers position: Owners will vacate.



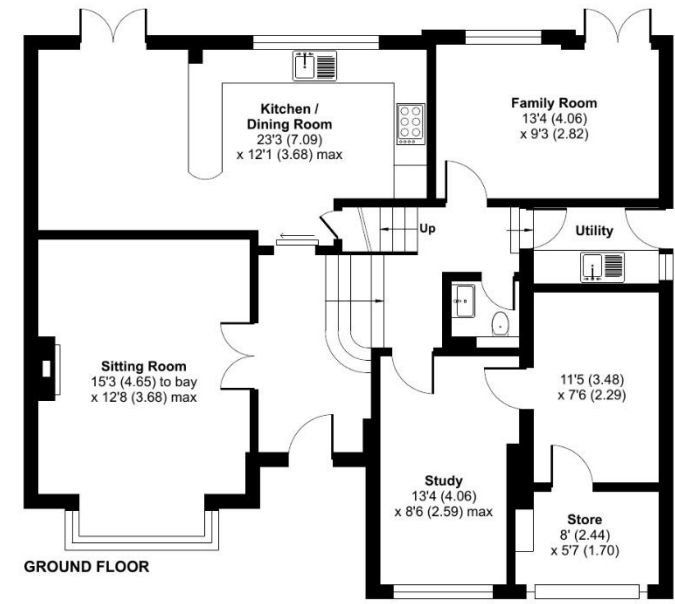
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Approximate Area = 1806 sq ft / 167.7 sq m
 Limited Use Area(s) = 4 sq ft / 0.3 sq m
 Total = 1810 sq ft / 168 sq m

For identification only - Not to scale



Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nichecom 2023. Produced for Richmonds Property Services Ltd. REF: 964231

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

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