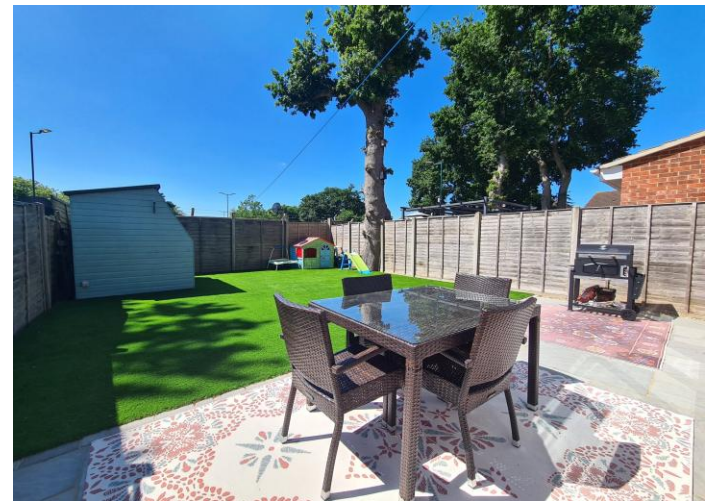


www.walkerwaterer.co.uk



Walker &
Waterer

29 Hill Croft
Titchfield Park PO15 5ES

OIEO £360,000



Well Presented Three Bedroom Semi Detached Family Home

Welcoming Entrance Hall

Kitchen Boasting Built In Oven/Five Ring Gas Hob, & Dishwasher

Spacious Lounge/Dining Room With Patio Doors Opening Out Into The Conservatory

Conservatory With Double Doors Opening Out Onto The Garden

Downstairs Cloakroom

Main Bedroom Enjoying Built In Wardrobes & En-Suite

Modern '2018' Re-Fitted En-Suite Shower Room Comprising Three Piece White Suite, Feature Power Shower & Attractive Tiling

Two Additional Double Bedrooms

Modern '2017' Re-Fitted Family Bathroom Comprising Three Piece White Suite, 'P' Shaped Bath & Feature Power Shower

Replacement Worcester Bosch Boiler

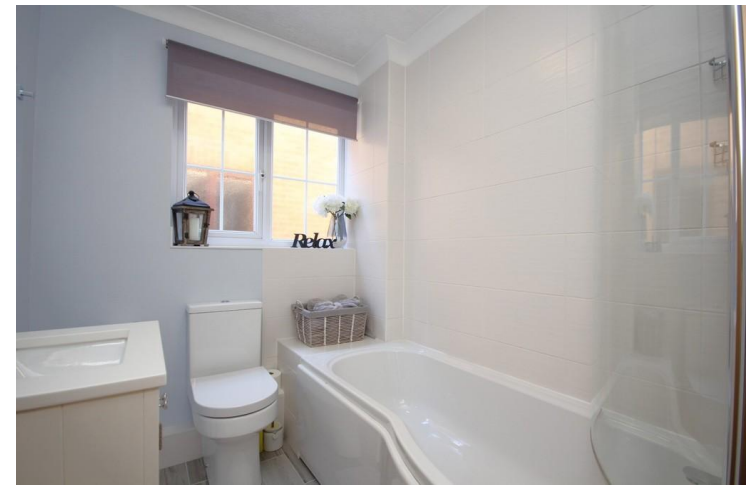
Airing Cupboard To The Landing With Two Shower Pumps & Hot Water Cylinder

'2020' Rear Landscaped Garden Laid To Artificial Lawn With Indian Sandstone Patio Area Perfect For Alfresco Dining

Garage With Power & Lighting Currently Used As Utility Room With Plumbing For Washing Machine/Tumble Dryer

Vendor Sited

AGENTS NOTE - Approximately 4ft of the rear garden is used ' under license to occupy' from the office of national statistics free of charge.



Hill Croft is situated in the village of Titchfield Park benefitting many excellent transport links within easy access including the A27 & M27. Whiteley Shopping Centre is less than 2 miles away providing a variety of shops & eateries alongside Tesco & Cineworld, further shops, takeaways & TGI Fridays are just a 15 minute walk away! The property is within Park Gate Primary & Brookfield Senior School.

Freehold

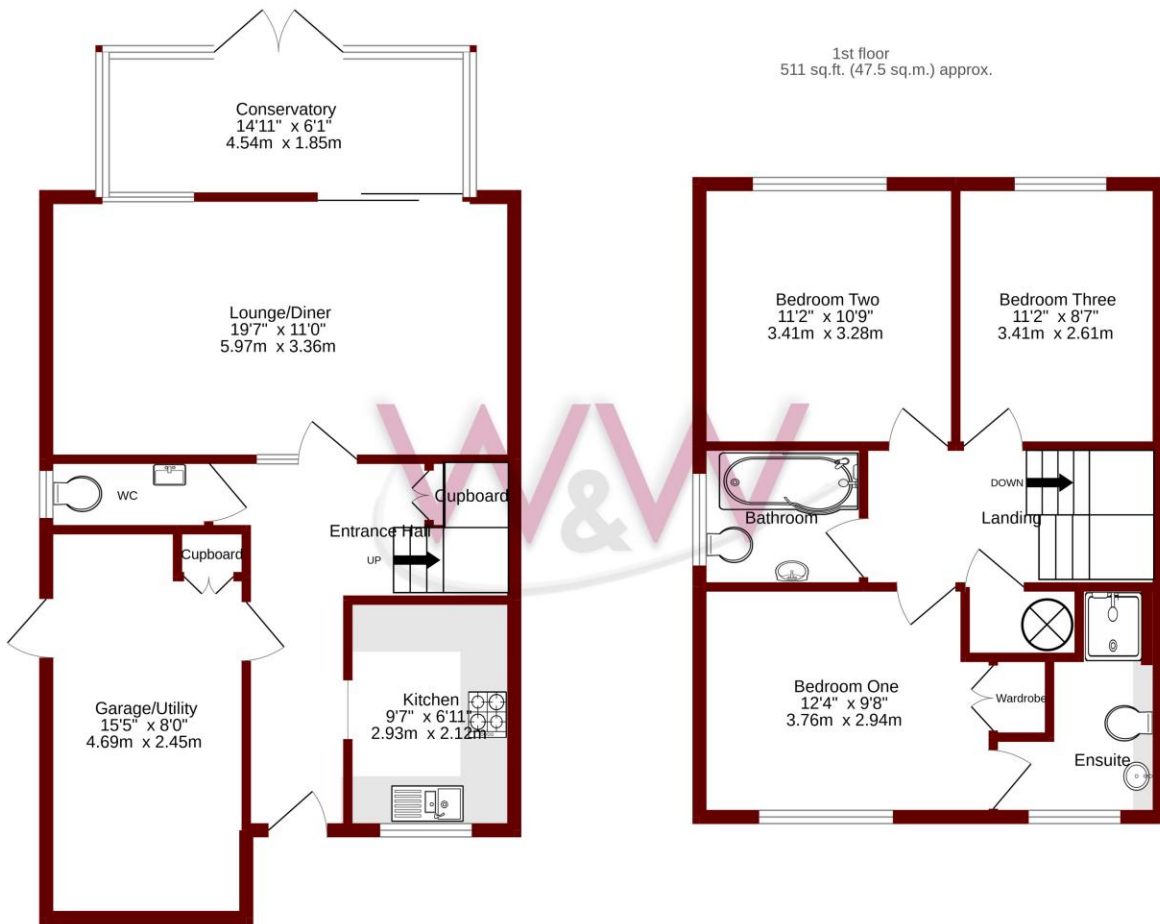
Council Tax Band - **D**

EPC Rating - **TBC**

01489 577990

Ground floor
646 sq.ft. (60.0 sq.m.) approx.

1st floor
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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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01489 577990
20e Bridge Road, Park Gate SO31 7GE

01489 580800
E14 Whiteley Shopping Centre PO15 7PD



Viewings strictly by appointment.

For any mortgage advice please call one of our offices. Your home may be repossessed if you do not keep up repayments on your mortgage. Walker & Waterer believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract. Please note at the time of inspection we were unable to check if the services and appliances were in working order. Any intending buyer must satisfy themselves with the condition and working order of such items and services and is advised to take the advice of his/her solicitor/surveyor.



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