



**£350,000**  
Freehold

**25 Grassymead, Titchfield Common**  
Fareham, Hampshire PO14 4SQ



## Quick View



3 Bedrooms



None



2 Living Rooms



1 Bathroom



Semi-Detached House



EPC Rating C



Driveway Parking



Council Tax Band C

## Reasons to View

- This is a great location for families, just over a half mile walk to Park Gate Primary School and less than a half hour walk to Brookfield for teens.
- Sunworshippers will love the south facing garden here! And with Longacres behind you are not overlooked.
- The open plan kitchen/dining room is the perfect space for families to catch up with a meal after a day at the office or school.
- With space to the side there is potential to extend this house to make your family's forever home, planning for a 2-storey extension was previously granted but not actioned.
- Conveniently situated, the Superstores including Home Bargains and B&Q are just along the road for all your day-to-day essentials.
- The conservatory to the rear gives you additional space for a playroom or an extra lounge from which to enjoy the garden.

## Description

This lovely semi-detached house is conveniently situated off Longacres giving easy access to the both the M27 and A27, and it's less than a mile to the shops and facilities in Park Gate or the Locks Heath Centre.

As you enter there is a small porch to keep the weather out and space in the hallway for kicking off the shoes and hanging up coats. The sitting room is a good-sized room with stairs rising up to the first floor and square arch into the kitchen/dining room. The dining area can accommodate a table with room for all the family and you won't feel cut off as it is open plan to the kitchen area. The kitchen is well fitted with oak fronted wall and base cupboards and contrasting work tops. There is a gas hob with electric oven under and an integrated dishwasher. Sliding doors from the dining area lead into the conservatory which makes a fantastic family space. It is lovely and bright with a double-glazed glass roof and French doors out to the garden.

On the first floor landing you'll find the airing cupboard and doors to the three bedrooms. The largest spans the front of the house and has a large over stairs storage cupboard as well as fitted mirror fronted wardrobes. Bedroom two has been fitted with wardrobes to one wall giving fantastic storage and the third is a single room. The family bathroom is fully tiled, with a chrome heated towel rail and fitted with a white suite.

Outside there is a tarmac driveway giving in-line parking for 2 or 3 cars and a neat lawned front garden. The rear garden is enclosed by panel fencing and part walled to the rear with a side access gate out to the driveway. It is south facing and mostly lawned with a good-sized patio area.

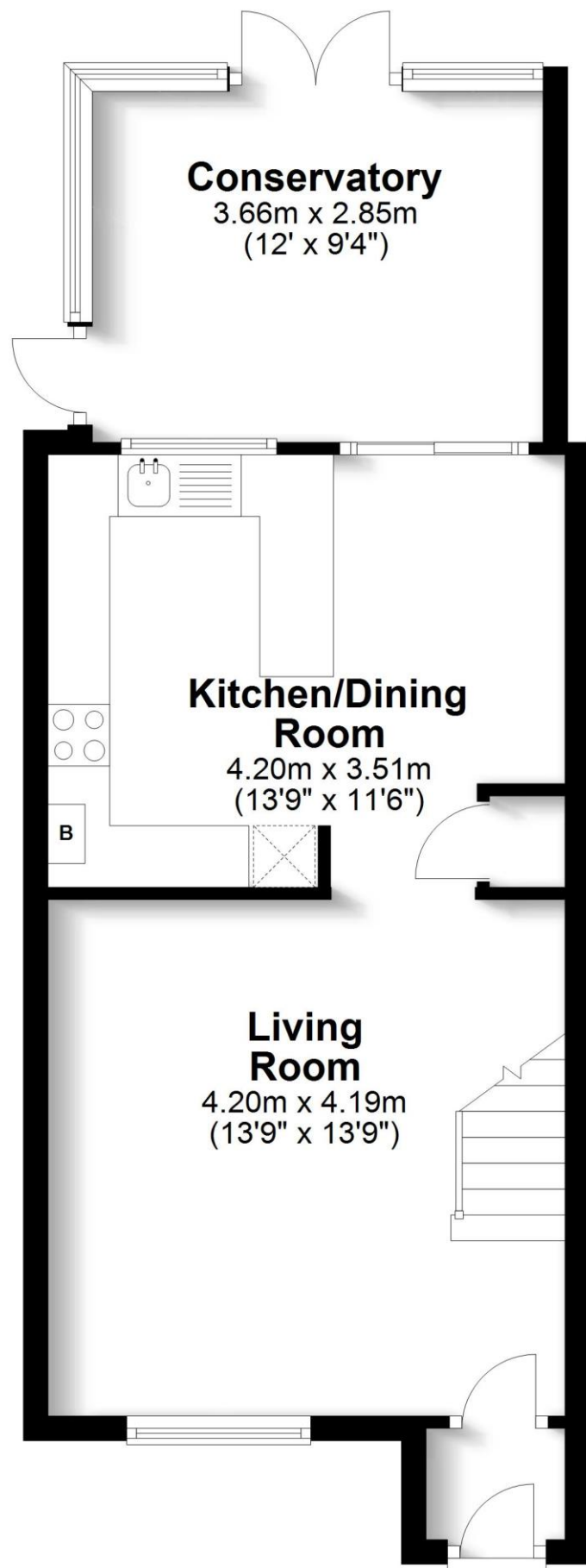
To sum up this is a very neat and tidy home that you can move straight into and enjoy the lovely sunny garden in a super convenient location.

## Directions

<https://what3words.com/instructs.bootleg.army>

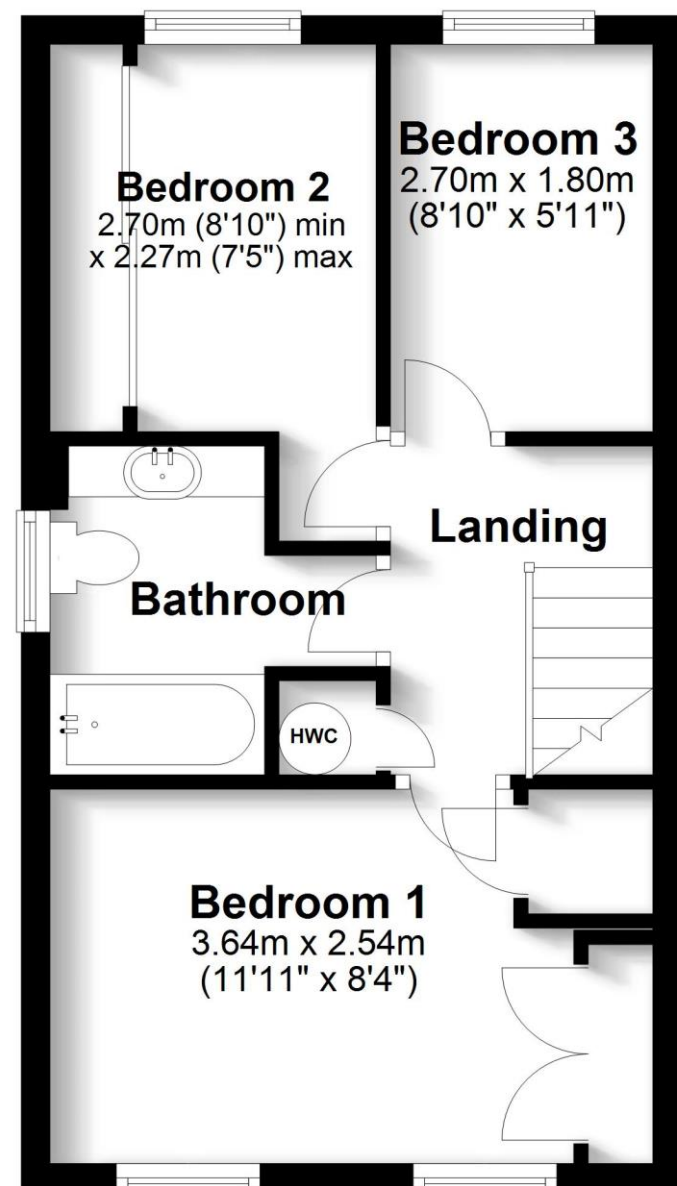
## Ground Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



## First Floor

Approx. 32.5 sq. metres (349.4 sq. feet)



Total area: approx. 77.1 sq. metres (829.6 sq. feet)

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