



£550,000
Freehold

22 Abshot Road, Titchfield Common
Fareham, Hampshire PO14 4NA



Quick View



4 Bedrooms



Garage



3 Living Rooms



2 Bathrooms



Detached House



EPC Rating D



Driveway Parking



Council Tax Band E

Reasons to View

- With pretty Georgian styling, this detached four-bedroom family home certainly has the curb appeal that'll make you proud to call it home.
- The large kitchen/breakfast room gives plenty of space for creating a culinary masterpiece, as well as lots of lovely storage for all the gadgets.
- If you're an outdoors family you'll love this location, cross over the Warsash Road & explore the paths leading to Warsash Common, Chilling Beach and the shore.
- The double garage has been halved to provide an additional ground floor reception room, making a good sized family room, gym or home office.
- This home is perfect for big family gatherings, with generous reception rooms to fit everyone in, you'll make wonderful memories here!
- It's just a 10 minute walk to St Johns Junior School, and a 10 minute bike ride to Brookfield Senior School, so the school run should be a breeze in the mornings from here!

Description

Situated at the southern end of Abshot Road this home has lovely walks nearby and lies equidistant between Locks Heath Centre and Titchfield Village for your day to day essentials, the X4 bus stops right outside too so you won't even need to get in the car. For those with children St John's Primary School is just at the top of the road and Brookfield is the catchment secondary school.

The white UPVC double glazed Georgian style windows give this home a most attractive look. The block paved driveway allows parking for three cars and leads to the single garage for storage/bikes or even a car. The front door opens into a porch with glazed door leading through into the hallway with wide access door to the cloakroom. Practical wood style flooring flows through into the sitting room at the front of the house has a very attractive fireplace as its centrepiece and a wide arch into the formal dining room at the rear with French doors onto the garden. The kitchen/breakfast room is well fitted with a good range of cupboards, a built in double oven and five burner gas hobs, from the breakfast area are doors into the utility room and a further reception room with loft storage.

The stairs lead up to a spacious landing with loft ladder. The master bedroom has fitted wardrobes and a modern en-suite shower room. There are three further bedrooms sharing the family bathroom which is fitted with a modern white suite.

Outside the rear garden has a paved patio with steps and low retaining wall leading up to the lawn with flower and shrub beds. There is a side access gate and personnel door into the rear of the garage where the gas boiler is located.

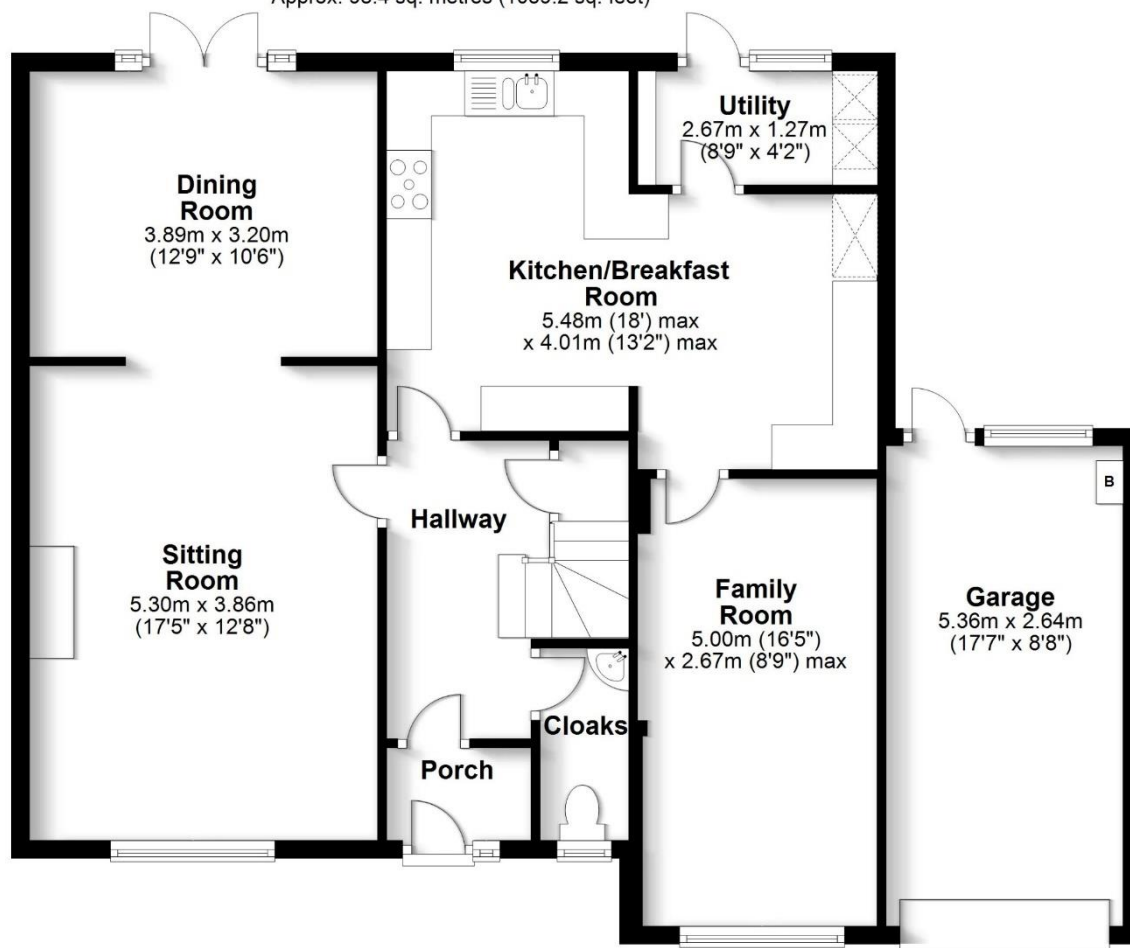
Please take a look at our full walk-through video tour and call the office to arrange a viewing in person.

Directions

<https://what3words.com/udder.fights.corner>

Ground Floor

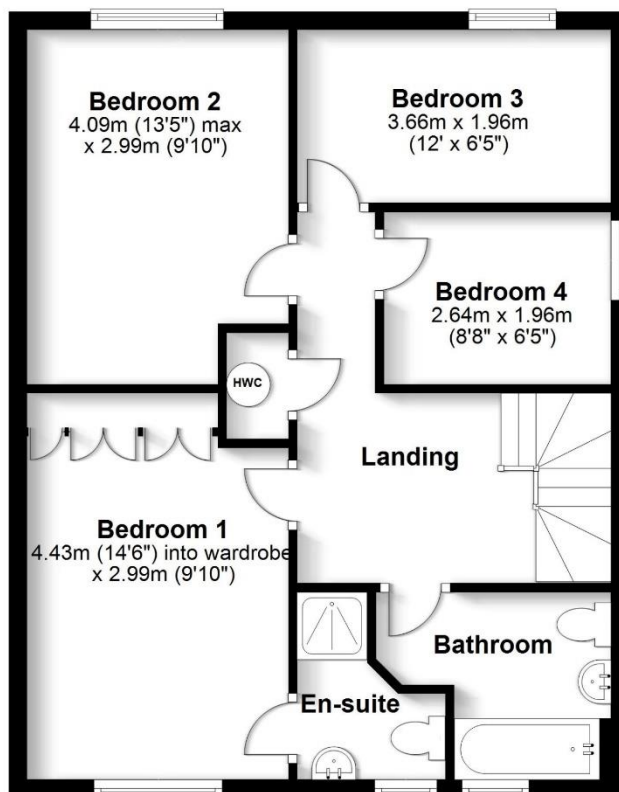
Approx. 98.4 sq. metres (1059.2 sq. feet)



Total area: approx. 156.0 sq. metres (1678.8 sq. feet)

First Floor

Approx. 57.6 sq. metres (619.6 sq. feet)



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