



**£370,000**  
Freehold

## 2 Kensington Gardens, Titchfield Common

Fareham, Hampshire PO14 4RJ





Quick View

	3 Bedrooms		Garage
	1 Living Room		2 Bathrooms
	Semi-Detached House		EPC Rating C
	Parking		Council Tax Band D

Reasons to View

- Tucked away in the far corner of this pleasant little Cul-De-Sac, this three-bedroom semi-detached house is just waiting for its new owners to make it their home.
- Having a nicely fitted kitchen and a ground floor cloakroom, this house will provide everything you need for the family to grow.
- The first floor has three bedrooms and an en-suite to the first bedroom as well as the nicely fitted family bathroom, so there'll be no queues in the morning.
- The secluded and nicely enclosed rear garden backs onto a green space with trees and hedging and offers a fabulous sun trap where you can enjoy restful evenings and weekends in the garden.
- With local primary schools being within close proximity and great outdoor children's play spaces. Just a short drive away will bring you out to Warsash with its riverside walks and views.
- Having been custodians of this family home for over 20 years, this is quite clearly a home that likes to be lived in and could be ready for you to take the reins.

Description

Tucked away towards the far end of a very private and nicely kept Cul-De-Sac, you can pull straight onto your driveway or into the detached garage which has power and light connected and that all important additional storage space.

Walking through the front door leads you into a naturally lit hallway with stairs ascending to the first floor and door to your ground floor cloakroom. The large 'L' shaped lounge offers plenty of family space for all of your furniture and has large doors opening through into the conservatory with its tiled floor, large naturally lit, airy feel and patio doors leading onto the garden. The nicely appointed kitchen at the front of the house has a range of worksurfaces with storage above and below, built-in larder style cupboards with recess for the fridge, an inset four-ring gas hob with oven beneath, extractor over and acrylic sink with mixer tap.

The first floor landing provides a large cupboard which also houses the Vaillant gas-fired combination boiler and there are doors leading off to the bedrooms, the first of which overlooks the rear garden and green space, and also has a modern three-piece en-suite shower room. The second bedroom also overlooks the green space to the rear and the third bedroom is to the front. Our family bathroom consists of a modern three-piece suite with shower over bath, vanity basin, W.C. tiling to walls and chrome heated towel rail.

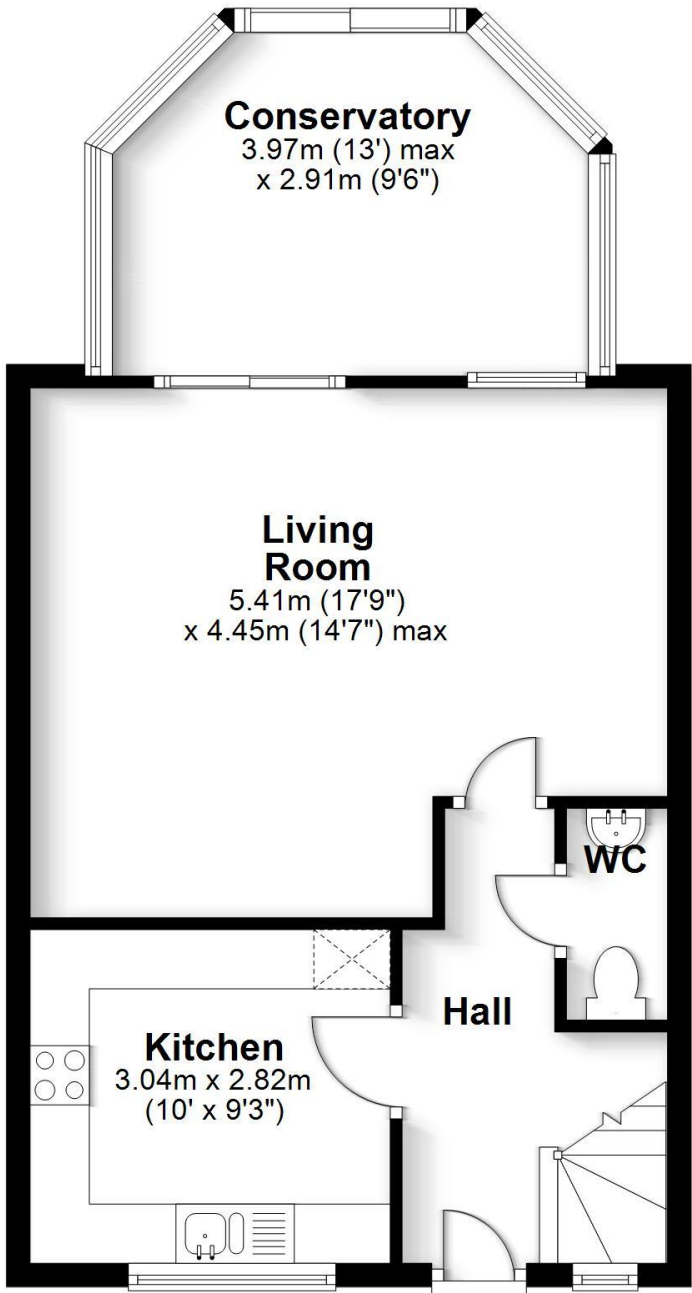
The private and secluded rear garden is enclosed by high-level wooden fence panelling and measures approximately 36' in length. The centre is predominantly laid to lawn with an all Important Al fresco dining and seating area, gated access to the front and established plants. To the front, you can pull straight onto your block paved driveway, providing parking for up to two vehicles as well as the detached brick-built garage for further parking or storage.

Directions

<https://what3words.com/curvy.flicked.fond>

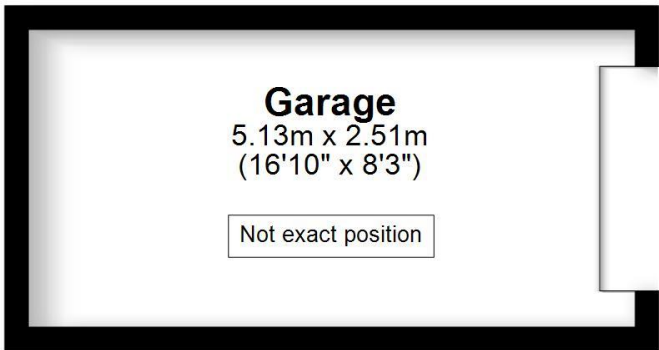
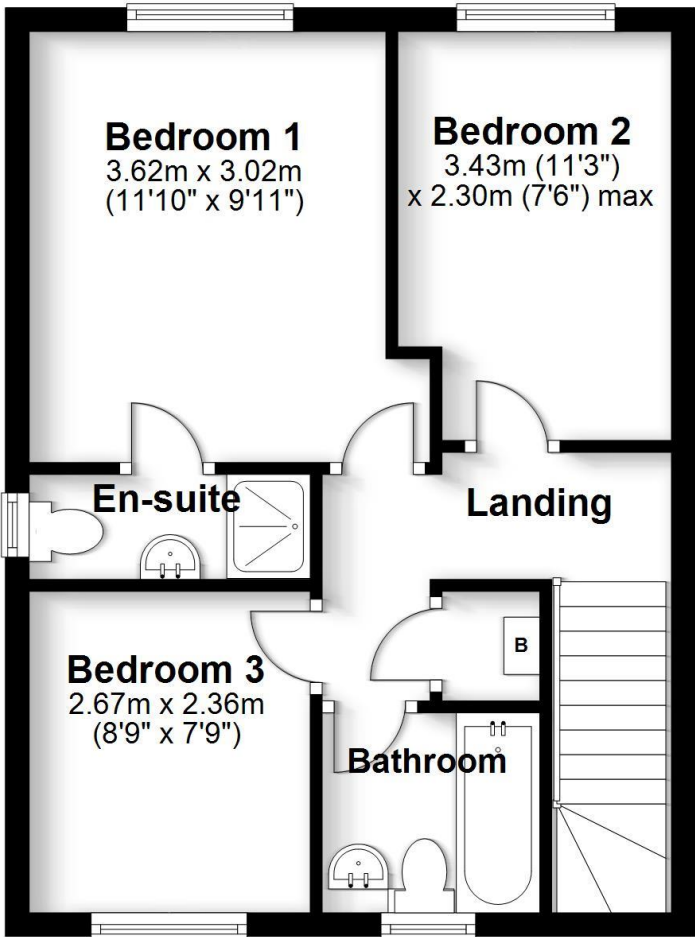
Ground Floor

Main area: approx. 50.7 sq. metres (545.9 sq. feet)  
Plus garages, approx. 12.9 sq. metres (138.8 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.2 sq. feet)



Main area: Approx. 90.5 sq. metres (974.0 sq. feet)

Plus garages, approx. 12.9 sq. metres (138.8 sq. feet)

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