



Titchfield Park Road - Guide Price £460,000

49 TITCHFIELD PARK ROAD FAREHAM HAMPSHIRE PO15 5RN

Harringtons are delighted to present this detached four double bedroom property located on Titchfield Park Road.

The property in brief has an open plan living and dining room with a conservatory leading off the living room, kitchen with integrated appliances and side door access, four double bedrooms including the double aspect master bedroom with ensuite and guest bedroom also with ensuite, family bathroom and downstairs WC.

Outside is an enclosed rear garden featuring a decked seating area perfect for al fresco entertainment. To the front is off road parking with space for multiple vehicles and an integral single garage.

- Detached Four Bedroom Property
- Two En suites
- Open Plan Living & Dining Room
- Conservatory
- Enclosed Rear Garden
- Integral Single Garage
- Off Road Parking



THE PROPERTY

Set back from the road, this detached property is situated on a corner plot between Titchfield Park Road and Branewick Close.

Upon entering the property into the hallway you will find the staircase leading to the first floor and access to all ground floor principle rooms.

Situated directly on the left is access to the integral single garage which has power and light. On the opposite side is the door leading into the kitchen. The kitchen offers plenty of storage with base and eye level storage cupboards, integrated dishwasher, double oven and gas hob with extractor fan over. There is also space for a washing machine, tumble dryer and an American style fridge freezer. The kitchen has a double glazed window to the front aspect and a double glazed door allowing access to the side path.

At the end of the entrance hallway, a door leads you through into the open plan living/dining room which runs the width of the property. The living room has a feature electric fireplace and a bright and airy feel due to the French doors that lead to the conservatory.

The dining area has double doors leading out onto a raised decking area, ideal for when entertaining in the summer months.





The conservatory is accessed off the living room and allows views over the enclosed rear garden. Double doors lead off the conservatory to the garden.

Completing the ground floor is the downstairs W.C, with a window to the side aspect and a heated chrome towel rail.

Upstairs we find four double bedrooms. The master bedroom is located on a further upper floor with views to the front via twin velux windows and rear of the property and featuring an ensuite with separate shower, bath, his & hers sinks, W.C and tiled in all principle areas. The guest suite has built in storage cupboards and an ensuite consisting walk in corner shower, white WC and wash hand basin set in vanity unit.



The remaining bedrooms are both double in size and served by the family bathroom which consists of a white suite, tiled in all principle areas and a window to the rear aspect.

The rear garden is split into three sections, the first being a raised decking area which is accessed of the dining room. The second area is mainly laid to lawn with borders either side holding a selection of plants and shrubs. The remaining section is located at the rear of the garden and is a raised patio area which is an ideal space for catching the last of the evening sun. There is a side pathway that leads from the rear garden to the front gravel driveway and side door to the integral garage. The gravel drive offers off road parking for numerous vehicles.



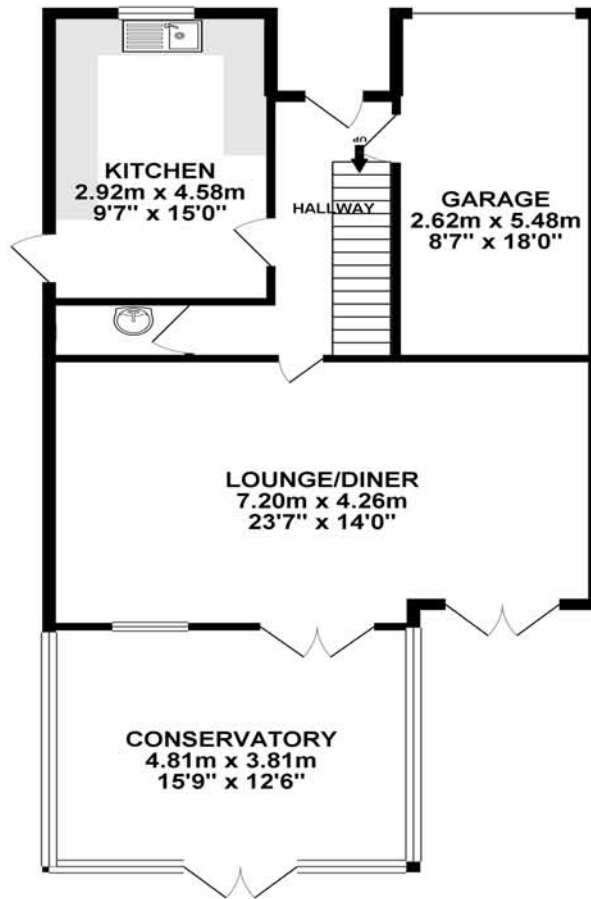
THE LOCATION

Nearby Fareham and Whiteley both have a wide range of shopping and leisure facilities including mutliplex cinemas, leisure centres and a renowned private golf course at Cams Hill.

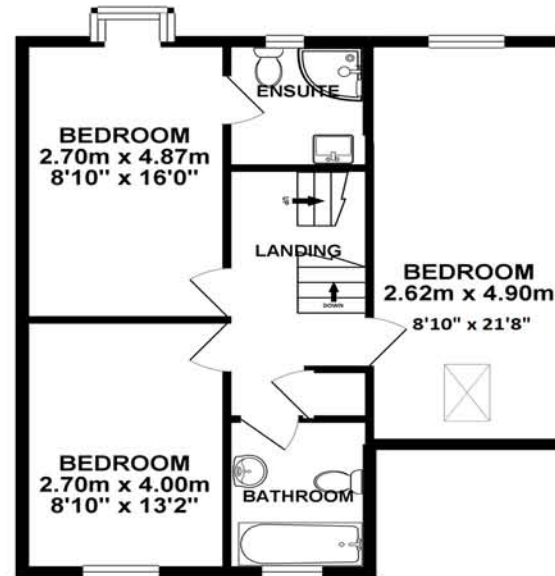
Titchfield is well situated with connections serving the cities of Southampton and Portsmouth. Fareham also has a mainline railway station in London Waterloo.



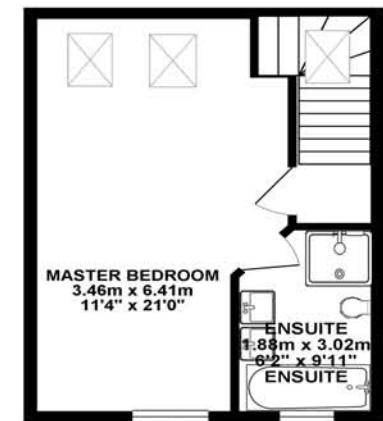
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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