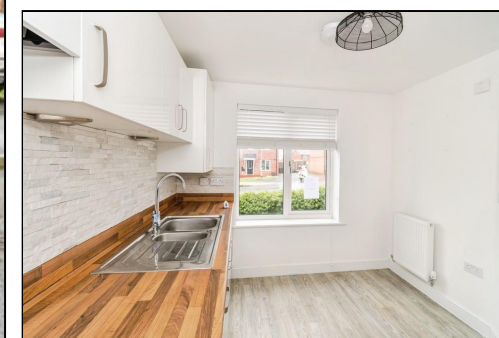
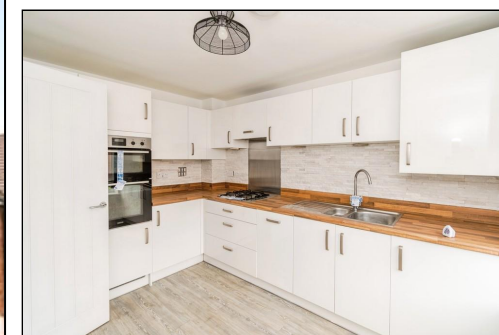


KINGS
ESTATES

GUIDE PRICE
£400,000

Harrison Way, Rownhams, Southampton, SO16 8LZ **Freehold**



Welcome to Harrison Way

MAIN DESCRIPTION

Kings Estates are delighted to present this impressive three-bedroom semi-detached town house situated in the popular residential location of Harrison Way, Rownhams. Built as a modern new build style home, the property offers generous accommodation across three floors and is finished to a high standard throughout.

The property is approached via a private driveway providing off road parking and access to the integral garage. Upon entering, you are welcomed into a spacious entrance hall with built in storage and access to the downstairs cloakroom. The ground floor also benefits from a well proportioned reception room which can be utilised as a study, dining room, or additional sitting room depending on individual requirements.

The kitchen is fitted with a modern range of wall and base units with complementary work surfaces, integrated appliances, and ample space for dining. The layout has been designed to maximise functionality while remaining light and practical for everyday use.

The first floor provides a generous lounge offering a comfortable and versatile living space with pleasant outlook, alongside a well sized bedroom and a modern family bathroom fitted with a white suite.

The top floor is dedicated to the principal bedroom suite, which benefits from excellent proportions, built in storage, and a private ensuite shower room. A further bedroom is also located on this level, making the layout ideal for families or those needing flexible sleeping arrangements.

Externally, the property enjoys a private rear garden offering a mix of patio and lawn, ideal for entertaining and outdoor dining. The garage provides secure parking or additional storage, with further off road parking available

to the front.

This attractive home is offered freehold and is well positioned within a quiet village setting while remaining within easy reach of Southampton, Romsey, and major motorway links.

ACCOMMODATION AND MEASUREMENTS

ENTRANCE HALL

14.94 ft x 7.01 ft

Double glazed front door providing access into a spacious entrance hall. Radiator, stairs rising to the upper floors, under stairs storage cupboard, and additional coat cupboard.

KITCHEN

8.91 ft x 11.26 ft

Modern fitted kitchen comprising a range of wall and base units with work surfaces. Stainless steel sink with drainer, integrated double oven, gas hob with extractor hood above, integrated dishwasher, and space for additional appliances. Double glazed window to the front aspect. Central heating boiler located within the kitchen.

DOWNSTAIRS WC

3.38 ft x 6.16 ft

Fitted with a low level WC and wash hand basin. Radiator. Extractor fan.

LOUNGE

15.70 ft x 12.08 ft

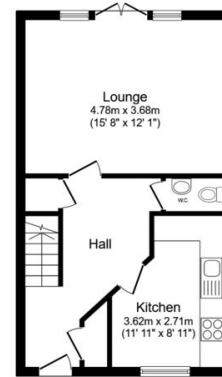
EPC Rating: **85 B**

Council Tax Band:

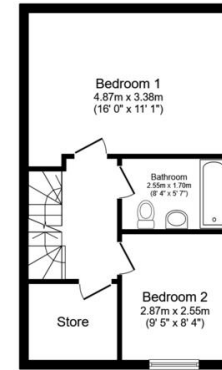




Floorplan



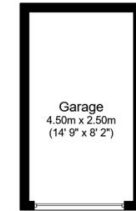
Ground Floor
Floor area 39.7 sq.m. (427 sq.ft.)



First Floor
Floor area 39.7 sq.m. (427 sq.ft.)



Second Floor
Floor area 25.4 sq.m. (273 sq.ft.)



Garage
Floor area 11.3 sq.m.
(122 sq.ft.)

Total floor area: 116.0 sq.m. (1,249 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Property Features

- FREEHOLD OWNERSHIP
- THREE BEDROOM SEMI DETACHED TOWN HOUSE
- ARRANGED OVER THREE FLOORS
- MODERN FITTED KITCHEN
- TWO BATHROOMS PLUS ENSUITE
- GARAGE AND OFF ROAD PARKING
- PRIVATE REAR GARDEN
- VERY GOOD CONDITION THROUGHOUT
- VILLAGE LOCATION WITH EXCELLENT TRANSPORT LINKS
- IDEAL FAMILY OR PROFESSIONAL HOME

Kings Estates

253 Portswood Road, Southampton, Hampshire, SO17 2NG

www.kingsestates.net

E. southamptonsales@kingsestates.net

T. 02380 553355

W. www.kingsestates.net

Zoopa.co.uk

rightmove



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GUIDE PRICE

£400,000

02380 553355

KINGS
ESTATES



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		