



CHARLES CARR

ESTATE AGENTS & VALUERS







Asking Price Of £250,000

Denmead Road,  
Harefield,  
Southampton,  
Hampshire,  
SO18 5GT

### OPEN HOUSE EVENT 26TH OCTOBER. ASKING PRICE £250,000

Charles Carr are delighted to present this Semi-Detached house, set in the popular location of Harefield. The property benefits from a newly fitted kitchen, two reception rooms, downstairs W/C and utility. Other benefits include three bedrooms, south facing garden, off road parking to front and a car port to the rear. The property would make a fantastic first time buy and an internal viewing is highly recommended.

### APPROACH

Dropped kerb to the front of the property leading to a block paved driveway. The front garden is predominantly laid to lawn with a variety of flower and shrub borders. A pedestrian foot path leads to the front door and UPVC door to utility room.

### ENTRANCE HALL

Benefits from a textured ceiling, stairs leading to the floor, wall mounted radiator, wood effect laminate flooring. Understairs storage cupboard. Double glazed obscure window to the front aspect.

### LOUNGE

16' 8" x 12' 5" (5.1m Into Bay x 3.8m)

Benefits from a textured ceiling, feature double glazed bay window to the rear aspect, carpeted floor, feature fireplace with wooden surround, tiled hearth and marble back, gas fire, wall mounted radiator. Door leads to:







### DINING ROOM

10' 5" x 9' 10" (3.2m x 3m)

Benefits from a coved and textured ceiling, wall mounted radiator, carpeted floor, double glazed French doors to the rear aspect. Door provides access to:

### KITCHEN

10' 9" x 8' 10" (3.3m x 2.7m)

Benefits from a skimmed ceiling, double glazed window to the front aspect. Featuring: a range of high gloss eye and base level units with complimentary work surfaces over, inset sink with drainer unit and feature tap. Space for a range style cooker with feature extractor over, integrated fridge, freezer and dishwasher. Set with tiling to principle areas, tiled floor, under lit units, LED light with remote control. The house is serviced by nest heating system.

### UTILITY ROOM

15' 7" x 8' 10" (4.75m x 2.7m)

Benefits from a textured ceiling, double glazed window to the rear aspect, double glazed UPVC door to the rear and front aspect, wall mounted radiator. Featuring a range of eye and base level units with complimentary work surfaces over. Space for freestanding fridge/freezer, washing machine, tumble dryer and dishwasher. Door leads to:

### DOWSTAIRS WC

Benefits from double glazed obscure window to the front aspect, split low level WC.

### MASTER BEDROOM

12' 9" x 9' 10" (3.9m x 3m)

Benefits from a textured ceiling, double glazed window to the rear aspect, wall mounted radiator, two double door wardrobes with hanging rail and shelving, air conditioner unit.

### BEDROOM 2

10' 9" x 10' 5" (3.3m x 3.2m)

Benefits from a textured ceiling, double glazed window to the rear aspect, double door wardrobe currently housing the wall mounted combination boiler with shelving above, wall mounted radiator.

### BEDROOM 3

8' 2" x 7' 10" (2.5m x 2.4m Max)

Benefits from a skimmed ceiling, double glazed window to the front aspect, wall mounted radiator, carpeted floor, overstairs storage cupboard with hanging rail and shelving.

### BATHROOM

5' 10" x 5' 6" (1.8m x 1.7m)

Benefits from a textured ceiling, double glazed obscure window to the side aspect. Three piece suite to include: low level WC, pedestal wash basin, panel enclosed bath with electric shower over. Wall mounted radiator, tiling to principle areas, tiled floor.

### REAR GARDEN

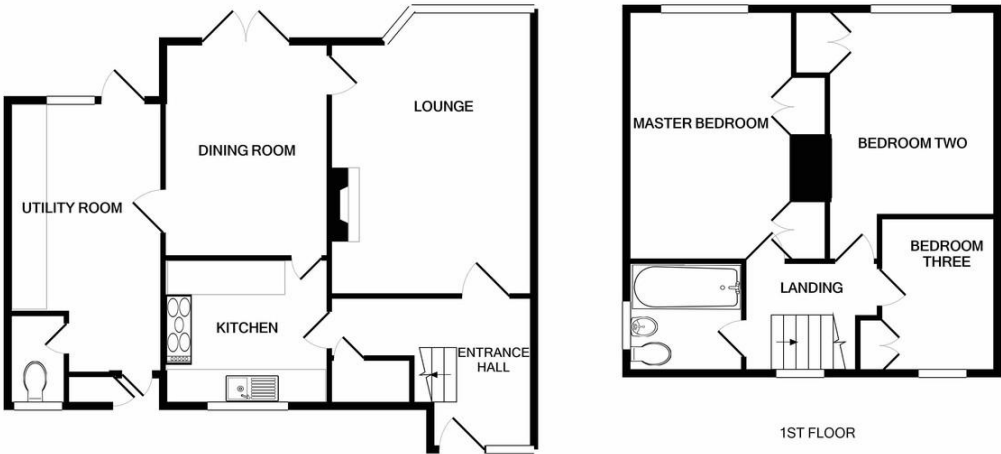
From the French doors are steps leading down to a patio area which stretches the width of the plot. The garden is predominantly laid to lawn enclosed by hedgerow to either side. There are a variety of flower and shrub borders, path leading to the rear boundary and garden pond. To the rear of the plot is a car port with barn style double doors accessed via a service road, which is set with a sloped polycarbonate roof with a variety of racking that can remain in the sale. The floor is concrete, ideal for off road parking for 1 car. Also featuring a shed.



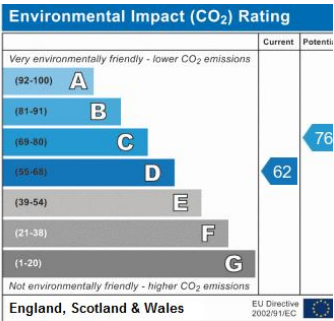
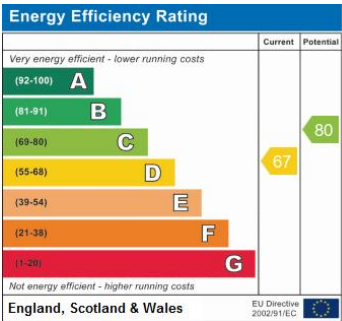
Tenure: Freehold

Council Tax Band: 'TBC'

Local Authority: Southampton City Council



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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