

ASKING PRICE

£389,950

Freehold

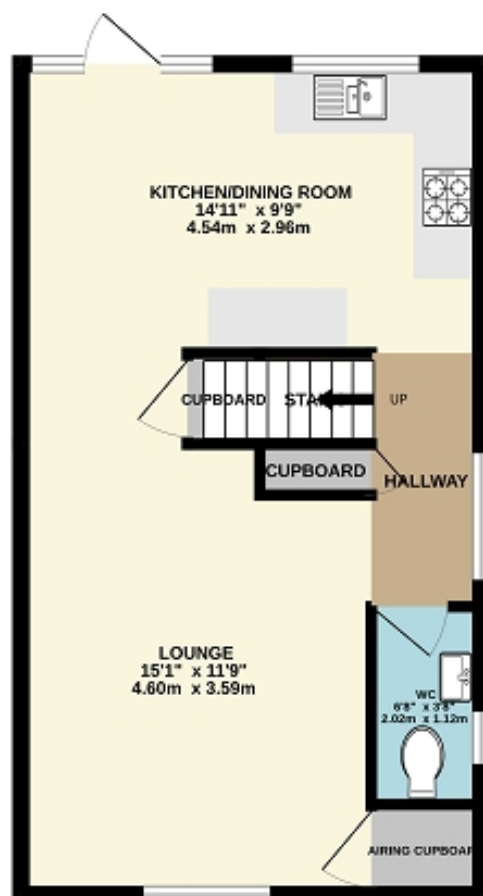
Denham Gardens, SO31 5BW

Warsash Office: 01489 581 452

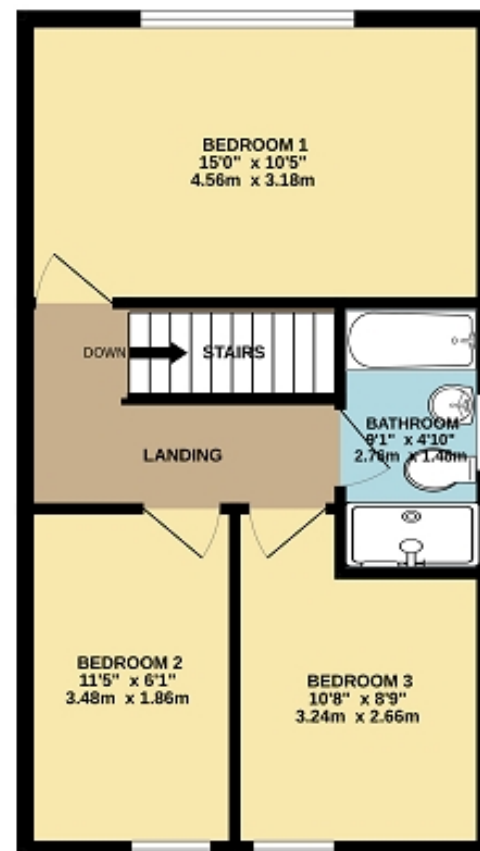
Bursledon Office: 02380 408 200



GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Denham Gardens, Netley Abbey, SO31 5BW

3 Beds - 1 Baths

A beautifully presented three bedroom property in a popular cul de sac in Netley Abbey. This lovely home has an exquisite landscaped garden to the rear, garage and extensive driveway parking for several cars. Offered with no forward chain.

FEATURES

- Beautifully landscaped rear garden
- Garage plus driveway parking
- Contemporary kitchen with integrated appliances
- Luxurious bathroom with large walk in shower and bath
- No forward chain
- Walking distance to Royal Victoria Country Park



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	87
(69-80) C	73
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

BRAMBLES ESTATE AGENTS
5 Brook Lane, Warsash
Southampton, Hampshire
SO31 9FH

MAYFAIR OFFICE
15 Thayer Street
London
W1U 3JT

BRAMBLES ESTATE AGENTS
Portsmouth Road, Lowford
Bursledon, Hampshire
SO31 8EQ

Email: enquiries@brambles-estateagents.com

brambles-estateagents.com

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This property is presented to a very high standard throughout with a contemporary fitted kitchen and bathroom. The current owners have enhanced this property by landscaping the garden to the rear to create a truly wonderful outside area. The open plan layout to the ground floor offers lovely entertaining space. There is a luxurious bathroom to the first floor and three bedrooms.

Netley Abbey is a very popular, in demand location with Royal Victoria Country Park a short walking distance, Netley front with the local shops including a fabulous bakery and a Infant/ Junior school that feeds into Hamble Sports College.

We can offer this property with no forward chain.



Bedroom 2 (6' 01" x 11' 05") or (1.85m x 3.48m)

Double glazed window to front. Fitted carpet. Radiator. Coving.

Bedroom 3 (8' 09" x 10' 08") or (2.67m x 3.25m)

Double glazed window to front. Radiator. Fitted carpet. Coving.

Bathroom (4' 10" x 9' 01") or (1.47m x 2.77m)

Double glazed opaque window to side. Stone tiled flooring and walls. Beautifully fitted bathroom with large walk in shower, circular contemporary wash hand basin with chrome mixer tap with cupboard below. Low level wc with concealed cistern. Panelled bath with centralised chrome fittings.

GARDEN

Beautifully landscaped gardens with immaculate lawned area, flower borders to side with edging. Decking area to the rear of the property. Stone patio area. Personal door to garage.

GARAGE (17' 8" x 8' 8") or (5.39m x 2.64m)

Up and over door. Personal door to garden. Plumbing for washing machine.



Hallway

Composite door into hallway. Storage cupboard. Carpeted stairs rising to first floor. Tiled flooring. Opening to Lounge and opening to Kitchen.

CLOAKROOM (3' 08" x 6' 08") or (1.12m x 2.03m)

Double glazed opaque window to side. Low level wc with concealed cistern. Mini wash hand basin set in contemporary unit with cupboard below. Radiator. Coving. Continuation of tiled flooring.

Lounge (15' 01" x 11' 09") or (4.60m x 3.58m)

Double glazed window to front. Fitted carpet. Radiator. Coving. Large cupboard housing Worcester central heating boiler and meters. Opening up to kitchen.

Kitchen (14' 11" x 9' 09") or (4.55m x 2.97m)

Continuation of tiled flooring from hallway. Double glazed window overlooking landscaped gardens. French door to garden. Radiator. Inset spotlights. Range of fitted wall and base units incorporating integrated fridge and freezer, dishwasher, double Zanussi oven, four gas hob burner with extractor hood above. One and half stainless steel sink with mixer tap. Quartz work surface.

Landing

Carpeted stairs rising to first floor. Access to loft.

Bedroom 1 (15' 0" x 10' 05") or (4.57m x 3.18m)

Double glazed window overlooking garden. Radiator. Fitted carpet.



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