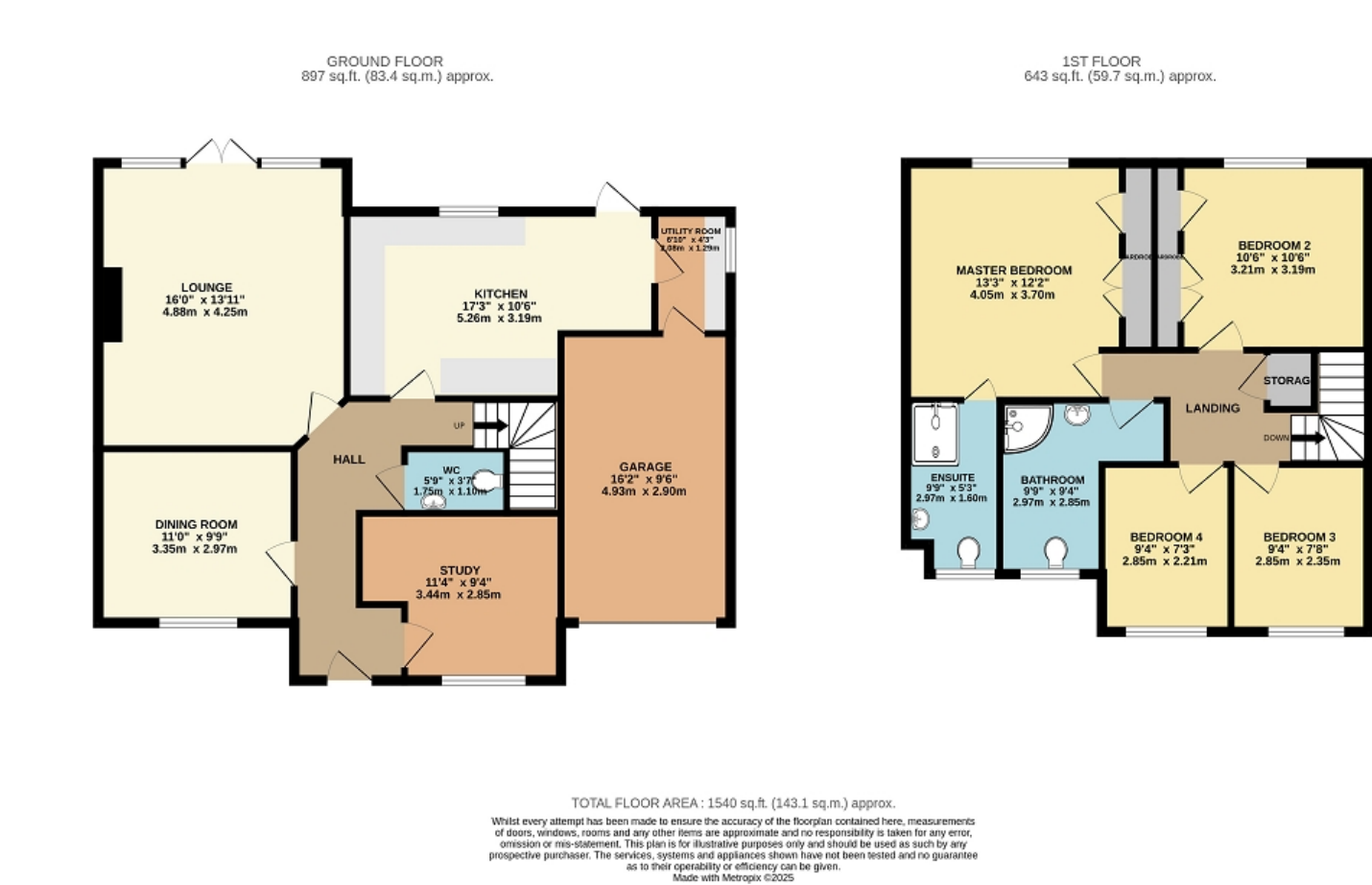




ASKING PRICE

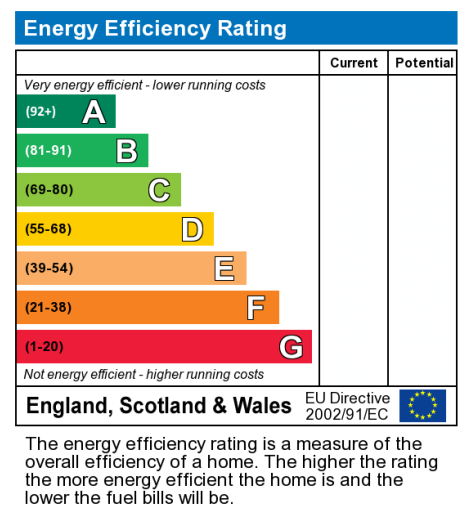
£635,000

Freehold

Chantry Walk, Netley Abbey, SO31 5HA

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Chantry Walk, Waverley Avenue, SO31 5HA

4 Beds - 2 Baths

An immaculately presented, detached, family home with garage and driveway parking, nestled in a private cul-de-sac in Netley Abbey, within close proximity to local amenities and Southampton waterfront.

FEATURES

- Detached family home in a private cul-de-sac location
- Four bedrooms, two bathrooms
- Spacious living room with doors opening out to the garden
- Separate dining room and study
- Utility room and downstairs cloakroom
- Walking distance to the station, village and country park
- Close to Southampton foreshore





Welcome to Chantry Walk, a highly desirable, private cul-de-sac in Netley Abbey, the perfect choice for those looking to settle in a peaceful yet well connected area. The property's proximity to the village makes most things in Netley Abbey accessible within walking distance, including an array of shops & eateries, as well as the famous Royal Victoria Country Park and Southampton Waterfront. Netley Abbey is served by excellent public transport, including its own railway station on the West Coastway Line. The nearby A27 and M27 motorway enable easy access to Southampton City Centre, just a 15-minute drive away.

On approach, the inviting front garden welcomes you to this wonderful family home, along with the garage and driveway providing ample off road parking. Stepping inside the spacious hallway, doorways lead you off to the living room, dining room and study. To the rear you'll find the kitchen with plenty of cabinetry and some integrated appliances. There's a separate WC and utility room, ensuring all the daily chores can be looked after whilst keeping the home clutter free. Upstairs boasts a family bathroom and four well-proportioned bedrooms with the master benefiting from an en-suite. Outside you can relax in the charming back garden, mainly laid to lawn with an extended patio area, perfect for outdoor entertaining.

Thanks to its immaculate condition and idyllic location we don't anticipate this property to be on the market for very long. Please call Brambles Estate Agents today to secure your viewing.



Outside

Front garden laid to lawn. Block paved driveway. Single garage. Sheltered porch canopy.

Hall (15' 9" x 14' 11") or (4.81m x 4.55m)

Composite front door with opaque glazing. Fitted cairn matt. Laminate flooring. Skirting boards. Radiator. Doorways leading off to all rooms on ground floor. Carpeted staircase rising to first floor.

Study (9' 4" x 11' 3") or (2.85m x 3.44m)

Double glazed window to front. Carpet. Skirting boards. Radiator.

Dining Room (9' 9" x 11' 0") or (2.97m x 3.35m)

Double glazed window to front. Carpet. Skirting boards. Radiator.

Lounge (16' 0" x 13' 11") or (4.88m x 4.25m)

Carpet. Skirting boards. Radiator. Gas fireplace with mantle piece. UPVC double glazed French doors open to back garden.

Kitchen (10' 6" x 17' 3") or (3.19m x 5.26m)

Tiled floor. Matching wall and base units. Ample work surfaces. Stainless steel sink and half with chrome mixer tap. Four point gas burner hob with extractor hood. Double electric fan oven. Fitted fridge freezer. Space and plumbing for dish washer. Radiator. UPVC double glazed door to garden. Doorway leading to utility room.

Utility Room (6' 10" x 4' 3") or (2.08m x 1.29m)

Double glazed window to side. Matching wall and base units. Stainless steel sink and drainer with chrome mixer tap. Space for washing machine. Radiator. Extractor fan. Doorway leading to garage.

W.C. (3' 7" x 5' 9") or (1.10m x 1.75m)

Laminate flooring. Skirting boards. Radiator. Low level WC with cistern. White hand wash basin with chrome taps. Extractor fan. Fuse box.



Landing (6' 5" x 14' 11") or (1.95m x 4.55m)

Carpet. Skirting boards. Radiator. Access to loft. Airing cupboard housing the water cylinder. Doorways leading to all rooms on first floor.

Master Bedroom (13' 3" x 12' 2") or (4.05m x 3.70m)

Double glazed window to rear. Carpet. Skirting boards. Double and single built in wardrobes. Doorway to ensuite.

Ensuite (9' 9" x 5' 3") or (2.97m x 1.60m)

Double glazed window to front. Tiled floor. Low level WC with cistern. White pedestal wash basin with chrome taps. Tiled shower cubicle with chrome shower attachment. Spot light. Extractor fan.

Bedroom Two (10' 6" x 10' 6") or (3.19m x 3.21m)

Double glazed window to rear. Carpet. Skirting boards. Radiator. Double and single built in wardrobes.

Bedroom Three (9' 4" x 7' 9") or (2.85m x 2.35m)

Double glazed window to front. Carpet. Skirting boards. Radiator. Inset spots.

Bedroom Four (9' 4" x 7' 3") or (2.85m x 2.21m)

Double glazed window to front. Carpet. Skirting boards. Radiator. Inset spots.

Bathroom (9' 9" x 9' 4") or (2.97m x 2.85m)

Velux skylight. Tiled floor. Radiator. Pedestal wash basin with chrome taps. Tiled shower cubicle with chrome shower attachment. Low level WC with cistern. Spotlight. Extractor fan.

Garden

Extended patio. Side access. Fully fenced. Mainly laid to lawn. Borders with mature shrubs.

Garage (16' 2" x 9' 6") or (4.93m x 2.90m)

Up and over garage door. Storage in eaves. Power. Lighting. Wall mounted Glow-worm boiler. Doorway to utility room.

Other

Eastleigh Borough Council Tax Band E £2814.21 2025/26 charges.

Vendors position: Need to find



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.