



41 Sunningdale Gardens, Harefield, Southampton, SO18 5FH

Offers Over £310,000

WHITE & GUARD



## INTRODUCTION

Situated in the quiet cul de sac of Sunningdale Gardens, this three double bedroom semi-detached house is offered with no forward chain.

Accommodation briefly comprises an entrance porch, an entrance hall, a 24ft lounge/diner and a fitted kitchen on the ground floor. The first floor benefits from three double bedrooms and a fitted family bathroom.

Additional benefits include off road parking to the front and an enclosed landscaped rear garden.

## LOCATION

Harefield is close to Bitterne which has a thriving centre that offers a good range of shops and general amenities, schools and railway station.

Southampton's city centre with its broad range of shops, restaurants, amenities and mainline railway station is within easy reach, along with Southampton Airport being around twenty minutes away. All main motorway access routes are also close by, including M27, M3 & A3 to London.

- Tenure - Freehold
- Southampton City Council - Band C
- EPC - Grade D







## INSIDE

Entering via the UPVC double glazed front door into the entrance porch with a double glazed window to both the front and side, laid to wooden flooring and access opening to the entrance hall with a continuation of the wood flooring, a radiator to one wall, stairs leading to the first floor and access to all principal rooms.

The lounge/diner has a double glazed window to the front and double glazed patio doors to the rear opening to access the garden, is laid to wooden flooring and has two radiators.

The kitchen has a double glazed window to both the front and side, laid to laminate flooring and a radiator to one wall. There is a range of wall and base units with wooden worktops, a composite sink with an integrated dishwasher, double oven and hob with an extractor over and space for a washing machine and a fridge freezer.

The first floor landing has a double glazed window to the side, laid to carpeted flooring and access to all principal rooms.

Bedroom one has a double glazed window to the side, laid to carpeted flooring and a radiator to one wall.

Bedroom two has a double glazed window to the rear, laid to carpeted flooring and a radiator to one wall.

Bedroom three has a double glazed window to the front, laid to carpeted flooring and a radiator to one wall.

The bathroom has an obscure double glazed window to the front, laid to vinyl flooring and tiled wall, a heated towel rail, a panel enclosed bath with a shower over, a WC and a wash hand basin with built in storage.

## OUTSIDE

A dropped kerb to the front, gives access to a hard standing driveway providing off road parking. The driveway leads to access the front door, with a wooden gate to one side opening to access the rear garden.

The rear garden is landscaped with lawn, patio and decking, with areas for planting throughout. The garden is enclosed via a wooden fence.





SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Fibre Broadband is available with download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

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