

# HUNTERS®

HERE TO GET *you* THERE



## Denzil Avenue

Netley Abbey, Southampton, SO31 5AZ

Asking Price £425,000



- DETACHED FAMILY HOME
- SHARED DRIVEWAY TO GARAGE
- DOWNSTAIRS BATHROOM
- KITCHEN/DINING ROOM
- UPSTAIRS SHOWER ROOM

- THREE DOUBLE BEDROOMS
- GOOD SIZE GARDEN
- UTILITY ROOM
- CLOSE TO AMENITIES
- EARLY VIEWINGS ARE ADVISED

Tel: 023 8045 8054

# Denzil Avenue

Netley Abbey, Southampton, SO31 5AZ

Asking Price £425,000



This detached family home with three generous double bedrooms is nestled in the charming area of Netley Abbey, Southampton. Built in the 1930s this delightful house on Denzil Avenue offers a perfect blend of character and modern living. The property exudes a timeless appeal while providing ample space for a growing family or those seeking a comfortable, spacious home.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant family area. The well-appointed kitchen diner complements the living spaces, making it a central hub for family gatherings.

The property boasts three generously sized bedrooms. Additionally, the house features two bathrooms and a utility room, which is a significant advantage for busy households, allowing for convenience and comfort during the morning rush.

Outside, the property benefits for a detached garage accessed via the shared driveway. The surrounding area is known for its picturesque scenery within walking distance to the Royal Victoria Country Park and all the amenities in the village, making it an ideal place to call home.

### Front Approach

Brick wall to front and side remainder is laid to lawn with pathway leading to front door, shared driveway leading to detached garage and side gated access.

### Entrance Hall

Radiator, laminate flooring, stairs to first floor landing, door to:

### Living Room

12'11" x 12'7" (3.94m x 3.84m)

UPVC double glazed bay window to front aspect, radiator, fitted carpet, TV point. chimney breast with wall mounted electric fire.

### Bathroom

Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, opaque double glazed window to side aspect, radiator, vinyl flooring.

### Kitchen/Dining Room

20'4" x 15'3" (6.20m x 4.65m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, integrated dishwasher, space for, range oven with extractor hood over, wine rack, uPVC double glazed window to rear aspect, laminate flooring, door to under stairs Storage cupboard, radiator, door to:

### Utility Room

9'1" x 4'11" (2.77m x 1.50m)

Plumbing for washing machine, space for fridge/freezer and tumble dryer, double glazed window to side aspect, tiled flooring, wall mounted gas boiler, uPVC double glazed stable door to rear.

### Landing

Radiator, fitted carpet, access to loft hatch, door to:

### Bedroom 1

12'7" x 12'4" (3.84m x 3.76m)

UPVC double glazed window to front aspect, two built-in double wardrobes with hanging rails, shelving and overhead storage, matching drawers, double radiator, fitted carpet.

### Bedroom 2

17'2" x 8'7" (5.23m x 2.62m)

UPVC double glazed window to rear aspect, radiator, fitted carpet laminate part flooring.

### Bedroom 3

17'2" x 8'5" (5.23m x 2.57m)

UPVC double glazed window to rear aspect, radiator, fitted carpet

### Shower Room

Fitted with three piece suite comprising tiled shower cubicle with shower over, wash hand basin with cupboard under and low-level WC, opaque uPVC double glazed window to side aspect, airing cupboard housing, hot water tank, linen shelving, vinyl flooring.

### Rear Garden

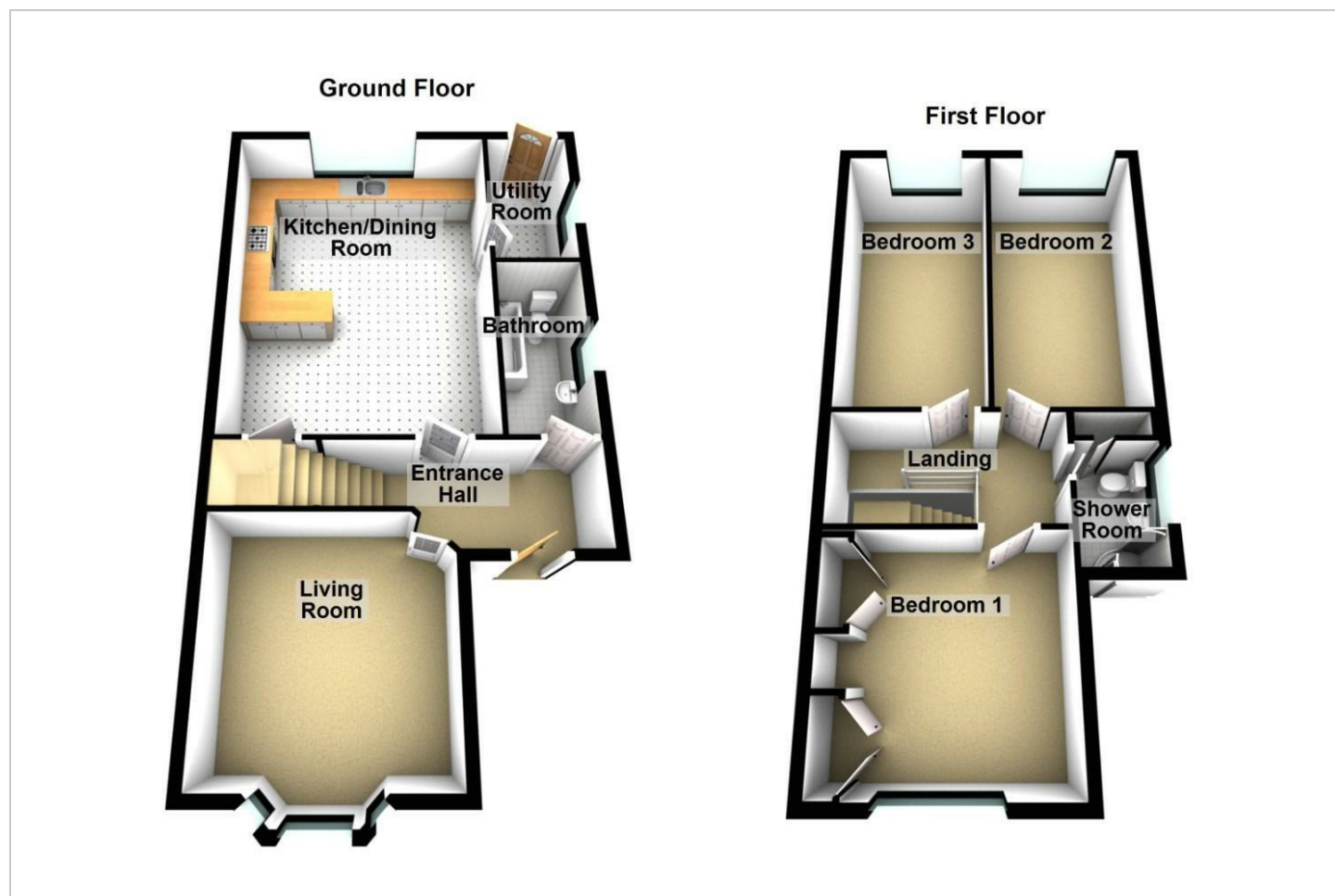
Enclosed by wooden panelled fence to rear and sides, mainly laid to lawn, raised seating area, garden shed, gated side access to front of garage.

### Garage

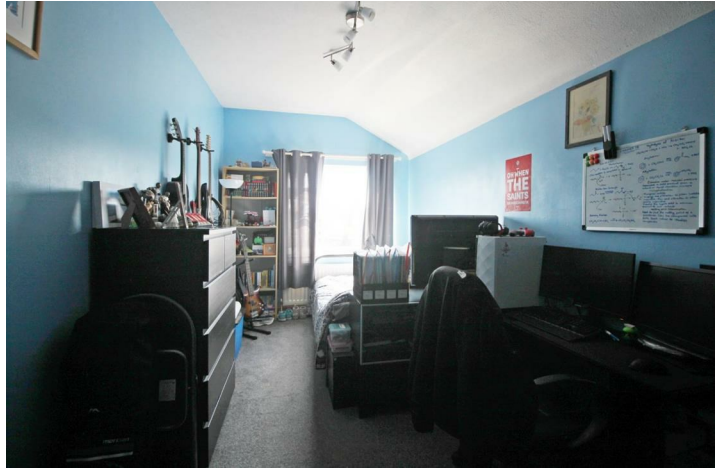
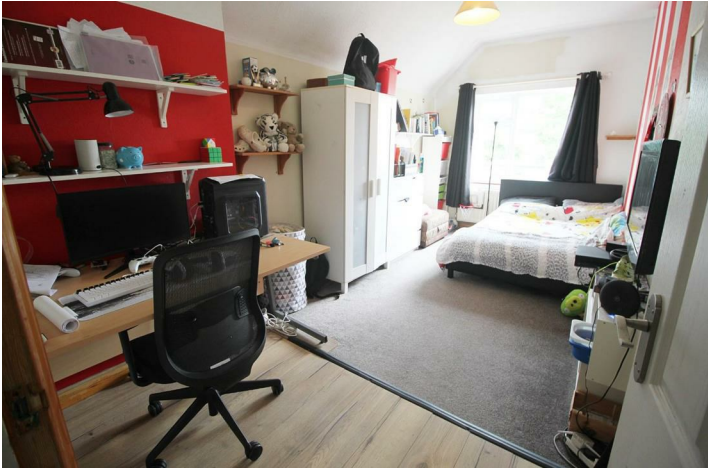
Brick built garage with power and light with up and over door, windows to rear and side aspect, courtesy door to side.



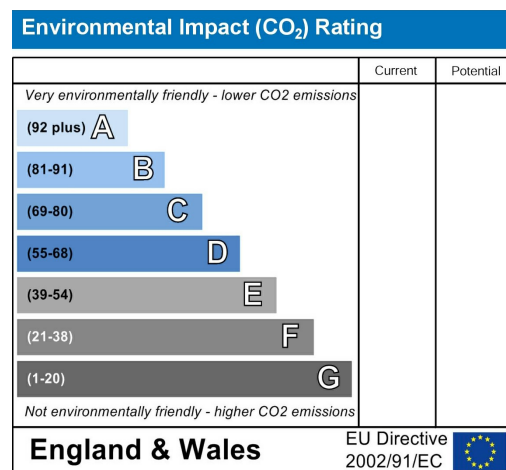
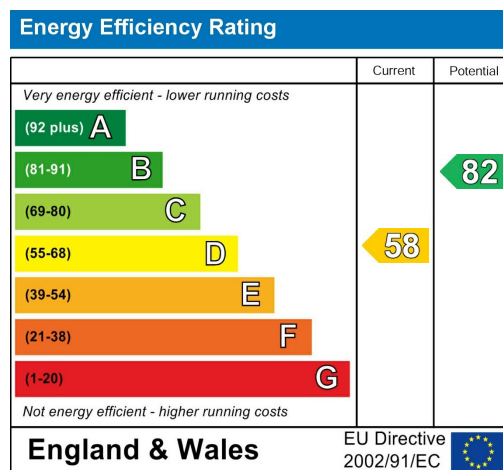
## Floorplan







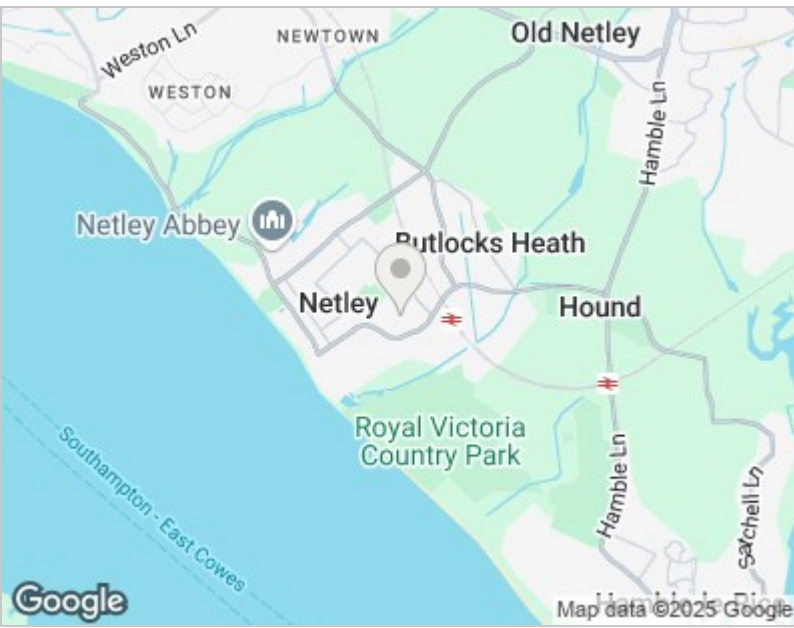
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

17 Victoria Road, Netley Abbey, Southampton, SO31 5DG  
Tel: 023 8045 8054 Email: [netleyabbey@hunters.com](mailto:netleyabbey@hunters.com)  
<https://www.hunters.com>

