



Cheriton Avenue, Southampton SO18 5HJ

welcome to

Cheriton Avenue, Southampton

* FOUR BEDROOM END OF TERRACE HOUSE * GENEROUS LIVING ROOM * EXTENSION TO THE REAR * BEAUTIFULLY PRESENTED THROUGHOUT * UPSTAIRS BATHROOM & DOWNSTAIRS SHOWER ROOM * FRONT & REAR GARDENS * CLOSE TO LOCAL AMENITIES AND PRIMARY SCHOOL * GREAT ACCESS TO M27 * GOOD TRANSPORT LINKS *

Front Garden

Laid to lawn with pathway through the middle leading to the property, side access.

Entrance Hall

Double glazed windows to both sides, gas radiator, marble effect ceramic tiles, access to all rooms.

Lounge

19' 11" x 11' 6" (6.07m x 3.51m)
Marble effect ceramic flooring, double glazed window to the front aspect, two gas radiators, double glazed doors leading to;

Reception Room

24' 6" x 13' 7" (7.47m x 4.14m)
Extension to the rear providing an additional seating area, skylight, access to downstairs shower room, two gas radiators, bi-fold doors leading to the garden.

Downstairs Shower Room

Shower cubicle, low level w/c, wash hand basin, heated towel rail, double glazed window to the rear aspect.

Kitchen

20' 3" x 15' (6.17m x 4.57m)
Wall and base cupboard units, 'L' shaped kitchen, American fridge/freezer, electric oven and grill, gas hob, overhead extractor, integrated dishwasher, stainless steel sink and drainer, access to rear extension, double glazed window to the front aspect.

Landing

Access to all rooms, carpet throughout, loft hatch.

Bedroom One

11' 4" x 11' 7" (3.45m x 3.53m)
Double glazed window to the front aspect, gas radiator, built in storage, carpet throughout.

Bedroom Two

11' 4" x 10' 9" (3.45m x 3.28m)
Double glazed window to the front aspect, carpet throughout, gas radiator, storage cupboard.

Bedroom Three

9' x 8' 8" (2.74m x 2.64m)
Double glazed window to the rear aspect, gas radiator, carpet throughout.

Bedroom Four

8' 9" x 7' 9" (2.67m x 2.36m)
Double glazed window to the rear aspect, freestanding wardrobe, gas radiator, laminate flooring.

Bathroom

Bath with overhead shower, low level w/c, wash hand basin with storage underneath, tiled throughout, heated towel rail, double glazed window to the rear aspect.

Rear Garden

Enclosed North facing garden, laid to lawn, raised decking area for seating, corner plot wrap-around garden, side access, two wooden storage sheds.





Fox & Sons are delighted to welcome to the market this beautifully presented four bedroom home, situated in the desirable residential Harefield area.

Step inside and discover a generous living room, boasting marble effect ceramic flooring throughout and doors leading to the rear reception room. The property has been generously extended at the rear, offering a fantastic living space with a skylight filling the room with plenty of natural light. The kitchen is a true gem, offering a generous amount of storage and worktop space. Further benefits include a downstairs shower room.

Upstairs, there are four well-appointed bedrooms and a modern family bathroom.

A wrap-around rear garden provides a generous amount of outdoor space, with two wooden sheds and a raised decking area for seating. There is plenty of on-road parking nearby, with the potential for a driveway.

With local amenities, a primary school and great transport links on your doorstep, a viewing is highly recommended to appreciate this fantastic family home!



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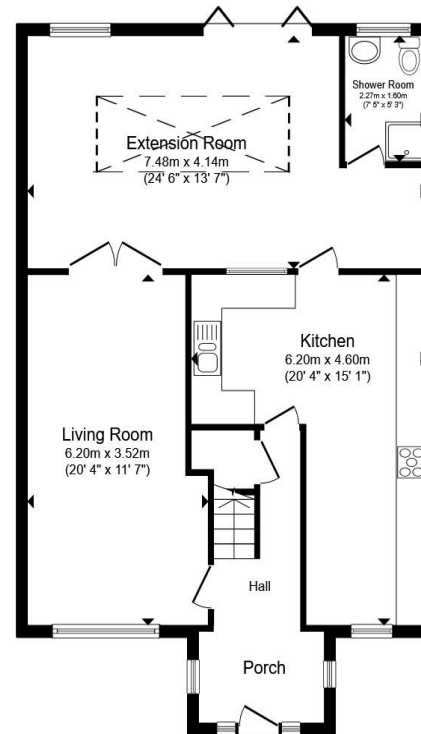
welcome to

Cheriton Avenue, Southampton

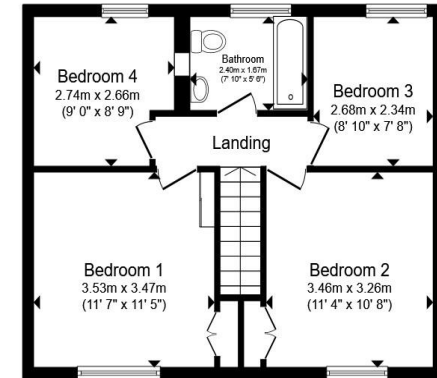
- End of Terrace House
- Four Bedrooms
- Fantastic Extension at the Rear
- Beautifully Presented Throughout
- Generous Living Room

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£375,000



Ground Floor



First Floor

Total floor area 134.3 m² (1,446 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
BIT112846 - 0002

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