



Harland Crescent, Southampton SO15 7QB

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fox & sons

**welcome to
Harland Crescent, Southampton**

Spacious 4/5 Bedroom Detached Family Home – Hardland Crescent, Southampton

Welcome to this beautifully presented and versatile 4/5 bedroom detached home, ideally located in the desirable Hardland Crescent area of





Ground Floor



First Floor

Entrance Hall

Living Room

12' 8" max into bay x 11' 2" (3.86m max into bay x 3.40m)

Sitting Room

11' 11" x 11' 5" (3.63m x 3.48m)

Family Room/ Bedroom

15' 1" x 9' 7" (4.60m x 2.92m)

Kitchen/ Diner

22' 3" x 11' 2" (6.78m x 3.40m)

Utility Room

6' 11" x 6' 3" (2.11m x 1.91m)

Shower Room

Landing

Bedroom One

12' 8" max into bay x 11' 6" max (3.86m max into bay x 3.51m max)

Bedroom Two

11' 5" x 10' (3.48m x 3.05m)

Bedroom Three

11' 5" x 11' 5" (3.48m x 3.48m)

Bedroom Four

15' 3" x 10' 2" (4.65m x 3.10m)

Bathroom

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.focalagent.com

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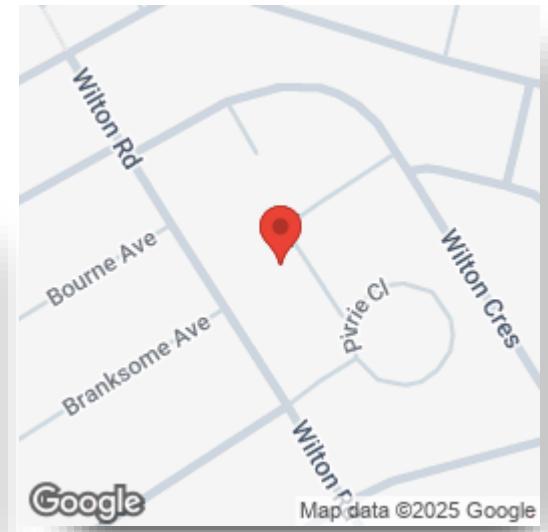
Harland Crescent, Southampton

- Versatile Four/Five Bedroom Detached House
- New Roof in 2007 & Extended in 2013
- Three Reception Rooms
- Potential to Expand into Loft
- Block Paved Driveway Space for At Least Three Vehicles

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£635,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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