



8 Highnam Gardens, Sarisbury Green, SO31 7TL

Offers In Excess Of £500,000



Highnam Gardens |
Sarisbury Green | SO31 7TL
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W&W are delighted to offer for sale this well presented four bedroom detached family home. The property boasts four bedrooms, lounge, dining room, kitchen/breakfast room, downstairs cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also benefits from a larger than average rear enclosed garden, garage & driveway parking.

Highnam Gardens is a quiet cul de sac situated within walking distance to Locks Heath Centre with shops including large Waitrose, eateries and other amenities. Excellent transport links are also close by including M27, A27 and Swanwick train station. The property is also within catchment of the local primary/secondary schools.





Well Presented Four Bedroom Detached Family Home

Welcoming Entrance Hall Enjoying Built In Understairs Storage Cupboard

Spacious Dual Aspect Lounge With Feature Centrepiece Fireplace & Double Doors Opening Out Onto The Rear Garden

Dining Room With Double Doors Out To The Garden

Dual Aspect Kitchen/Breakfast Room Boasting Built In Oven/Hob

Downstairs Cloakroom Comprising Two Piece Suite

Main Bedroom Benefitting From En-Suite

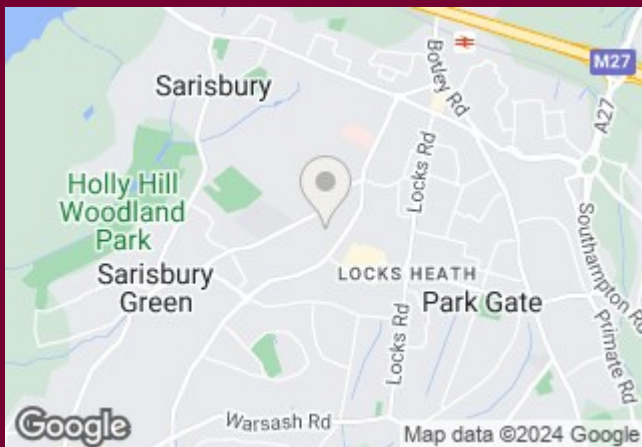
Modern Wet Room Style En-Suite Shower Room Enjoying Attractive Wall/Floor Tiling

Three Additional Bedrooms All Benefitting From Built In Wardrobes

Modern Family Bathroom Comprising Three Piece White Suite & Attractive Wall Tiling

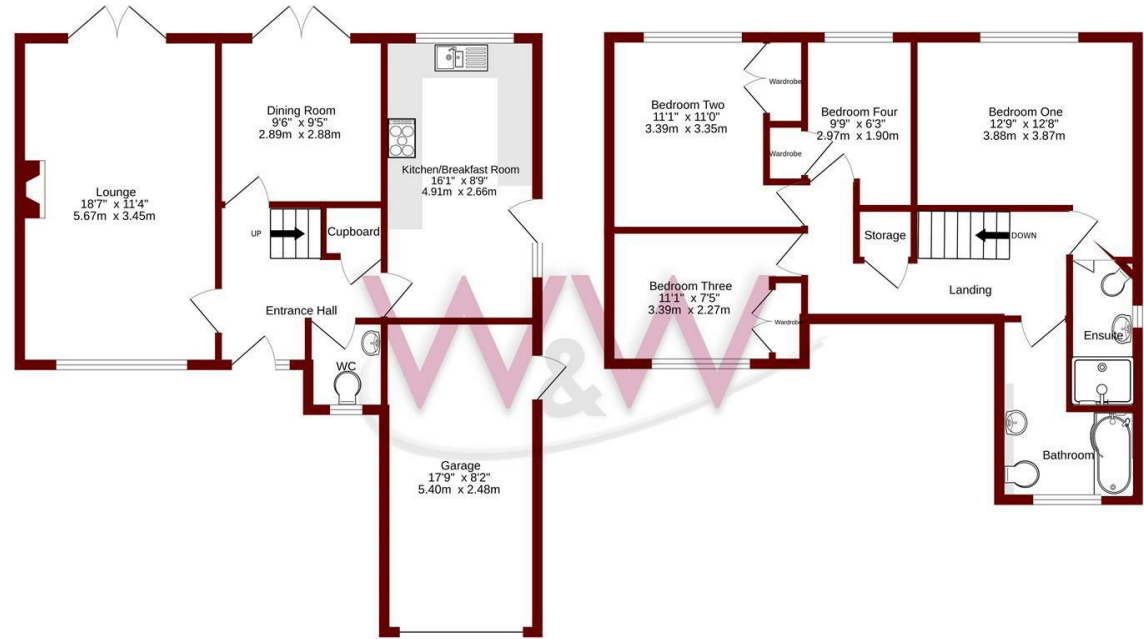
Larger Than Average Rear Enclosed Garden Majority Laid To Lawn With Paved Patio Area

Garage & Driveway Parking For Multiple Vehicles



Ground floor
689 sq.ft. (64.0 sq.m.) approx.

1st floor
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

20e Bridge Road
Park Gate
Southampton
Hampshire
SO31 7GE

01489 577990
parkgate@walkerwaterer.co.uk
www.walkerwaterer.co.uk