



77 Swanwick Lane, Swanwick, SO31 7DX

Asking Price £420,000



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W&W are delighted to offer for sale this well presented & improved circa 1930's built three bedroom semi detached home enjoying greenery views to the rear. The property boasts three bedrooms, lounge, kitchen/breakfast room, conservatory, utility room, downstairs cloakroom & main bathroom. The property sits on an enviable plot providing front & rear gardens as well as driveway parking for multiple vehicles.

The home is situated in the ever popular location of Swanwick, the marina is less than a 30 minute walk away, perfect for any boating enthusiast. A number of eateries are also within a walk including Harpers Steakhouse & Ship Inn. You'll find plenty of other local amenities a short drive away in the local Whiteley Village. The A27, M27 & both Swanwick & Bursledon train stations are easily accessible.





Well presented & improved circa 1930's built three bedroom semi detached home

Impressive views to the rear

Entrance hall boasting built in storage cupboards

Spacious lounge with centrepiece brick surround fireplace with gas fire

Kitchen/breakfast room enjoying solid oakwood units, worktops & built in storage cupboard

Integrated appliances include 'Neff' double oven, hob, twin Bosch undercounter fridges & 'Bosch' dishwasher

Conservatory with double doors opening out onto the rear garden

Utility room providing additional space/plumbing for appliances

Downstairs cloakroom comprising two piece suite

Main bedroom enjoying built in wardrobes & window overlooking the garden

Two additional bedrooms

Main bathroom comprising three piece suite

Enviably plot providing front & rear gardens

Rear landscaped garden laid to patio, shingled & lawn areas with mature shrubbery

'In our opinion' the garden offers a great degree of privacy backing onto equestrian land

Outbuildings providing additional storage space

Driveway providing parking for multiple vehicles & front garden laid to lawn with mature shrubbery

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT and is connected via ADSL

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

