



20 Melville Gardens, Sarisbury Green, SO31 7LG

Asking Price £487,500



Melville Gardens |
Sarisbury Green | SO31 7LG
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W&W are delighted to offer for sale this extremely well presented & vastly improved four bedroom detached family home. The property boasts four bedrooms, lounge, kitchen/breakfast room, dining room, conservatory, downstairs cloakroom, modern main bathroom & modern en-suite shower room. The property also benefits from front & rear gardens as well as a garage with driveway parking for vehicles.

Melville Gardens is a popular quiet cul de sac. The local shops, banks, takeaways & hairdressers in Park Gate are a 15 minute walk away, many eateries are also just a short stroll away. The property is also easily accessible to Sarisbury Infant and Junior schools, Brookfield secondary school and Holly Hill leisure centre. Swanwick train station & other excellent transport links are easily accessible from the property.





Extremely well presented & vastly improved four bedroom detached family home

Welcoming entrance hall enjoying attractive wood effect flooring & built in understairs storage cupboard

19'9ft Lounge enjoying twin windows & centrepiece stone surround fireplace with inset electric fire

Modern kitchen/breakfast room boasting butchers block effect worktops, breakfast bar & attractive units

Integrated dishwasher with oven/hob to remain & space for fridge/freezer

Utility room providing additional storage space & plumbing for appliances

Downstairs cloakroom

Conservatory with glass roof & door opening out onto the rear garden

Galleried landing enjoying built in airing cupboard

Main bedroom with en-suite

Modern en-suite shower room comprising three piece white suite & attractive aqua panelling to the walls

Three additional bedrooms

Modern main bathroom comprising three piece white suite & attractive wall/floor tiling

Replacement oakwood internal doors throughout

Rear enclosed landscaped garden laid to paved patio areas, display flowers & mature shrubbery

Garage & driveway parking for vehicles

The owners of this property have spent the last five years refurbishing this property to the standard it is currently in now

Estate management charge approx. £100 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

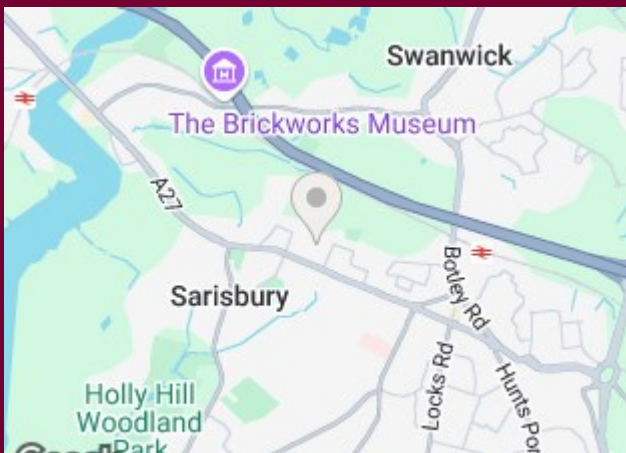
Sewerage - Mains

Heating - Gas central heating

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

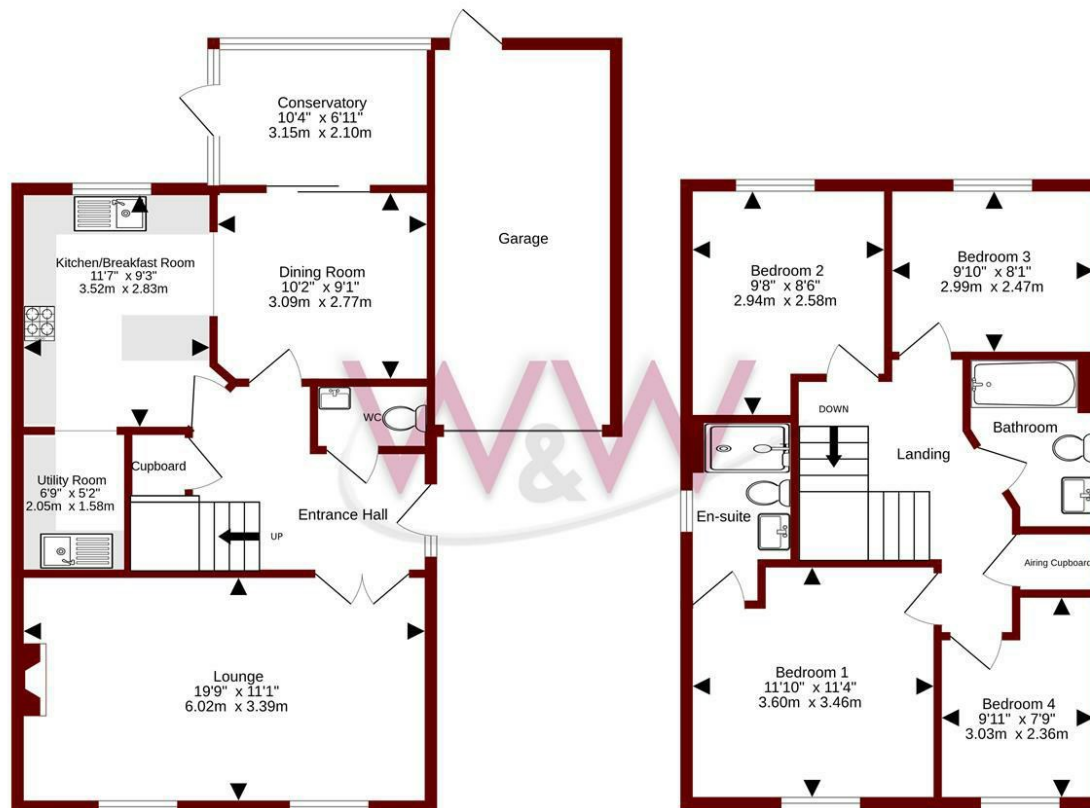
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>



Ground floor
813 sq.ft. (75.5 sq.m.) approx.

1st floor
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1390 sq.ft. (129.1 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		82
(69-80) C		
(55-68) D		
(39-54) E	67	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - E - £2521.93 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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