



31 Barnbrook Road, Sarisbury Green, SO31 7BP

Asking Price £415,000



Barnbrook Road |
Sarisbury Green | SO31 7BP
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W&W are delighted to offer for sale this well presented three bedroom detached bungalow sitting on an enviable corner plot. The property boasts three bedrooms, lounge/dining room, kitchen/breakfast room, conservatory & shower room. Outside, the property enjoys front, rear & side gardens as well as a detached garage with driveway parking for multiple vehicles.

Barnbrook Road is a quiet, sought after location in Sarisbury Green, ideally situated with excellent schools & nursery within walking distance, shops, eateries and other amenities are also a short walk away. The picturesque Holly Hill Woodland Park is on your doorstep, covering 35 hectares of beautiful walks with lakes and waterfalls.





Well presented three bedroom detached bungalow sitting on an enviable corner plot

Vendor suited

Dual aspect living/dining room with centrepiece stone surround fireplace with inset gas fire

Kitchen/breakfast room boasting integrated oven, hob, dishwasher, washing machine, fridge & microwave to remain

Conservatory with double doors opening out to the rear garden

Three double bedrooms with two benefitting from built in wardrobes

Shower room comprising three piece suite

Landscaped rear garden enjoying paved patio, large area laid to lawn with display flower/shrubbery

Detached garage with space/plumbing for a tumble dryer & single freezer to remain

Front garden laid to lawn with shrubbery

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

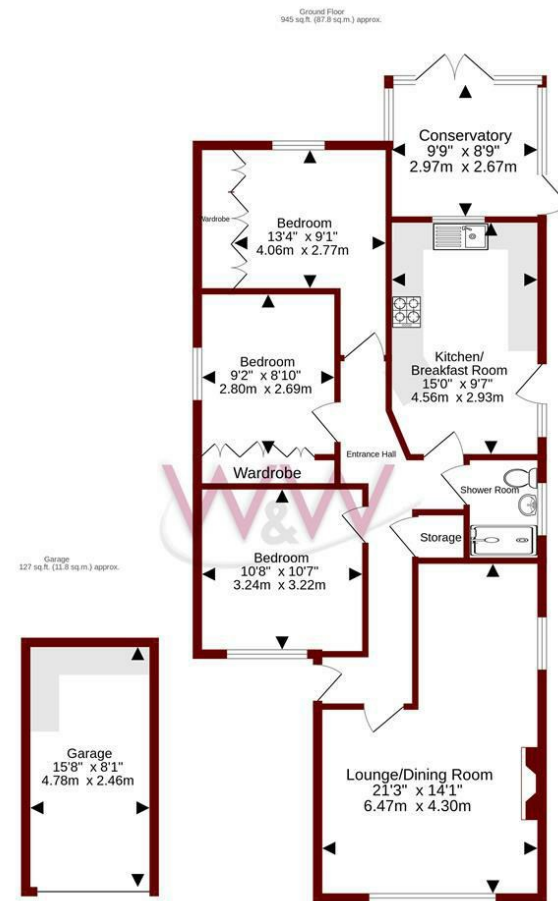
Sewerage - Mains

Heating - Gas central heating with replacement glow worm boiler

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

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/>



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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 - £2645.56 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

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