



22 Kingsfield Gardens, Bursledon, Southampton, SO31 8AY

Asking Price £425,000



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W&W are delighted to offer for sale this well presented, improved & extended three double bedroom semi detached home sitting . Internally, the property enjoys three large double bedrooms, 26'3ft lounge/dining room, kitchen, utility room, family room, downstairs cloakroom, modern bathroom & modern en-suite shower room to the main bedroom. Outside, the property benefits from a landscaped rear garden with outbuilding to remain, front gardens, garage & driveway parking.

Kingsfield Gardens is a location popular with those seeking easy access to Swanwick Marina & the River Hamble. Local restaurants are within easy walking distance as is Bursledon train station with other excellent transport links accessible within minutes including A27 & M27. The shops & amenities of Lowford are just a 5 minute walk as are the local junior & infant schools.





Well presented & extended three double bedroom semi detached home

Enviable position within a quite cul de sac

Spacious entrance hall enjoying bespoke fitted under stairs storage

26'3ft Lounge/dining room enjoying engineered oak flooring, window to the front & window to the rear

Kitchen enjoying integrated double oven, four ring gas hob, fridge, dishwasher & water softener

Modern utility room with feature large corner pantry unit with motion activated lighting, under unit lighting, evo-core premium composite flooring, space for american fridge/freezer, washing machine & tumble dryer

Family room with window to the front

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobe, storage above the stairs, twin windows, feature Mitsubishi air-conditioning unit & en-suite

Modern en-suite shower room comprising three piece white suite with feature rainfall shower head

Dual aspect guest bedroom with Velux window & feature Mitsubishi air-conditioning unit

Additional double bedroom with window overlooking the garden

2025 Modern re-fitted bathroom comprising three piece white suite, attractive wall/floor tiling with feature rainfall shower head, mirror with built in shaver socket, light & Bluetooth compatibility

Landscaped rear garden enjoying paved patio area with Blue Whale Spa hot tub to remain, lawn area with established planting, lower composite decked area enjoying summer house with power & lighting to remain

Front gardens laid to lawn, mature trees & shrubbery

Single garage with power, lighting, outside motion sensored light & 7kw electric car charger to remain

Driveway parking to the front of the garage

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating with a 2025 fitted Worcester combination boiler

Broadband - There is broadband connected to the property

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
753 sq.ft. (69.9 sq.m.) approx.

1st floor
635 sq.ft. (59.0 sq.m.) approx.

TOTAL FLOOR AREA: 1594 sq.ft. (148.1 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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Council Tax Band - B

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79
(81-91)	B	73
(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

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