



**Connells**

Fritham Road  
Southampton



## Property Description

Welcome to this spacious and well-maintained three-bedroom semi-detached home, situated in the desirable area of Harefield.

As you arrive, you'll be greeted by off-road parking at the front of the property.

Step inside to a welcoming entrance hall that leads to a generously sized 21ft lounge, perfect for relaxing or entertaining, featuring sliding doors that open into a bright 21ft conservatory overlooking the garden.

The modern fitted kitchen offers ample space for cooking and storage, and it conveniently connects to a utility room and a downstairs cloakroom.

Upstairs, you'll find three spacious bedrooms, all filled with natural light, and a contemporary family bathroom.

Outside, the landscaped rear garden is designed for low maintenance, featuring a patio, flower borders, and a large wooden summer house or workshop - ideal for additional storage or a creative workspace.

This lovely family home is located close to local amenities, schools, and parks, making it an ideal choice for families seeking both space and convenience in a sought-after area.

## Lounge

21' 7" x 11' 9" (6.58m x 3.58m)  
Double glazed window and sliding doors to rear aspect leading to conservatory. Radiator.

## Conservatory

21' 5" x 11' 2" (6.53m x 3.40m)  
Double glazed door to rear aspect. Made to fit blinds. Tiled flooring. Radiator.

## Kitchen

11' 1" x 8' 3" (3.38m x 2.51m)  
Double glazed window to front aspect. Fitted kitchen with wall and base units. Stainless steel sink and drainer. Space for Range Gas cooker and extractor hood. Space for an American fridge freezer. Radiator. Boiler on wall.

## Utility Room

7' 4" x 8' 4" plus recess (2.24m x 2.54m plus recess)  
Double glazed door to front aspect. Roll top work surface. Tiled flooring. Radiator. Plumbing for washing machine. Space for tumble dryer.

## Cloakroom

9' 9" x 5' 7" (2.97m x 1.70m)  
WC. Tiled flooring.



### Bedroom 1

11' 4" x 10' 11" plus recess (3.45m x 3.33m plus recess)  
Double glazed window to rear aspect.  
Radiator.

### Bedroom 2

13' 6" x 10' 4" (4.11m x 3.15m)  
Double glazed window to rear aspect.  
Radiator. Built in storage.

### Bedroom 3

9' x 7' 8" (2.74m x 2.34m)  
Double glazed window to front aspect.  
Radiator.

### Bathroom

Double glazed window to side aspect. Bath with shower over. Vanity sink and cupboard. Heated towel rail radiator. Tiled.

### Outside

To the front. Off road parking.  
To the rear. Low maintenance rear garden with patio and large wooden summer house/workshop.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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