



36 Selborne Avenue, Harefield, Southampton, Hampshire, SO18 5EA

Offers Over £350,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Selborne Avenue! If you are looking for a property that offers an abundance of space, brilliant workmanship with versatile accommodation... Look no further! This home is a TARDIS! You are welcome by an entrance porch with fitted storage leading to the hall with doors leading to a GORGEOUS kitchen/diner. This room has been finished with timeless shaker-style units and offers the perfect entertaining space, with room for a dining table and the working surfaces incorporating a breakfast bar. There are two sets of French doors that open into the extended family room – this room has a high vaulted ceiling, a beautiful feature chimney breast and doors opening to the rear garden. In addition to this, there is a separate lounge at the front of the house with a bay window. Off of the kitchen, there is a well-equipped utility room with external access to the front. There is also a handy cloakroom!

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Approach:
Block paved driveway providing off-road parking.

Entrance Porch:
Smooth ceiling with inset spotlights, UPVC double glazed window to front, fitted storage, radiator, hard floor, door to:

Entrance Hall:
Smooth and coved ceiling with inset spotlights, stairs rising to first floor, radiator, door to:

Kitchen/Diner
27' (8.23m) x 20' 7" (6.27m) reducing to 9'1" (2.77m)::
Smooth and coved ceiling with inset spotlights, two French doors to rear leading to family room, skylight, modern shaker-style wall, base and drawer units with work surface over, bowl and a half ceramic sink with drainer inset, built-in oven with induction hob over, integrated fridge/freezer and dishwasher, tiled splashbacks, door to:

Utility Room
8' 8" (2.64m) x 5' 7" (1.70m):
Smooth and coved ceiling with inset spotlights, UPVC double glazed door to front, wall and base units with work surface over, sink inset, space for washing machine and tumble dryer, radiator, hard flooring.

Family Room
19' 7" (5.97m) x 12' 6" (3.81m)::
Smooth, vaulted ceiling with two skylights, UPVC double glazed windows and French doors to rear, radiator, electric fire, hard flooring.

Lounge
12' 8" (3.86m) into bay x 13' 1" (3.99m)::
Smooth and coved ceiling, UPVC double glazed bay window to front with fitted window seat, two radiators.

Cloakroom:
Smooth ceiling, UPVC double glazed obscured window to rear, WC, wash hand basin, fully tiled walls, cast iron fireplace.

Landing:
Smooth ceiling with inset spotlights, radiator, doors to:

Master Bedroom
12' 2" (3.71m) max x 11' 7" (3.53m)::
Smooth and coved ceiling with inset spotlights, UPVC double glazed window to front, radiator, door to dressing room/bedroom four.

Bedroom Two
9' 4" (2.84m) x 9' 2" (2.79m)::
Smooth and coved ceiling with inset spotlights, UPVC double glazed window to rear overlooking garden, fitted wardrobe, radiator.

Bedroom Three
9' 1" (2.77m) x 8' (2.44m)::
Smooth and coved ceiling, UPVC double glazed window to rear overlooking garden, radiator.

Bedroom Four
8' (2.44m) reducing to 6'1" (1.85m) x 11' 11" (3.63m)::
Smooth and coved ceiling, two UPVC double glazed windows to front, fitted wardrobes, radiator, door leading to loft room. Currently used as a dressing room.

Bathroom :
Smooth ceiling with inset spotlights, UPVC double glazed obscured window to rear, four-piece suite comprising: WC, wash hand basin, panel enclosed bath with centralised waterfall tap and walk-in shower with tiled 'wet room' floor. Fully tiled walls, built-in storage, heated ladder towel rail.

Loft Room/Office:
Boarded and carpeted loft space with Velux style window to rear, access to eaves, power and light connected.

Garden:
Fence enclosed rear garden, designed with entertaining in mind, raised patio seating area leading to lawn, outside bar to rear, decorative flower and shrub borders.

Outside Office/Gym
18' 3" (5.56m) x 9' 5" (2.87m)::
Smooth ceiling with spotlights inset, Velux style window, UPVC double glazed French doors to side.

Services
Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band
Band B

Sellers Position
Buying On

Offer Check Procedure
If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.



Bitterne 249 Peartree Avenue Bitterne SO19 7RD 023 8042 2600	Shirley 391 Shirley Road Shirley SO15 3JD 023 8078 0787	Woolston 24 Portsmouth Road Woolston SO19 9AB 023 8039 3255	Auction Department 62 High Street West End SO30 3DT 023 8047 4274	Lettings & Block Management 2-4 New Road Southampton SO14 0AA 023 8071 0402	Do you need an Energy Performance Certificate? Field Palmer are able to offer EPC services across Hampshire and the south of England. We can offer mortgage advice Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.	
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