


A circular logo for Chimney Pots Estate Agents. The text 'Chimney Pots' is in a large, white, serif font. Below it, 'ESTATE AGENTS' is in a smaller, white, sans-serif font. At the bottom of the circle, the tagline 'YOUR HOME • OUR PASSION' is written in a white, sans-serif font, following the curve of the circle.

Chimney Pots

ESTATE AGENTS  
YOUR HOME • OUR PASSION

A photograph of a three-story brick house with a white garage door and a white front door. The house has a gabled roof with brown tiles and a decorative brick pattern on the upper floor. A large green bush is on the left, and a satellite dish is on the right. The sky is blue with some clouds.

Collingworth Rise, Park Gate, Southampton  
Asking Price £425,000





- A beautifully presented detached family home offering bright and spacious accommodation
  - 24ft Lounge/diner with French doors to the conservatory
- Modern fitted kitchen with fitted appliances, handy utility space to the rear of the garage
  - Three well proportioned bedrooms, enuite and family bathroom
    - Sunny, secluded enclosed garden
- Conveniently situated within walking distance local schools and shops
  - Good transport links



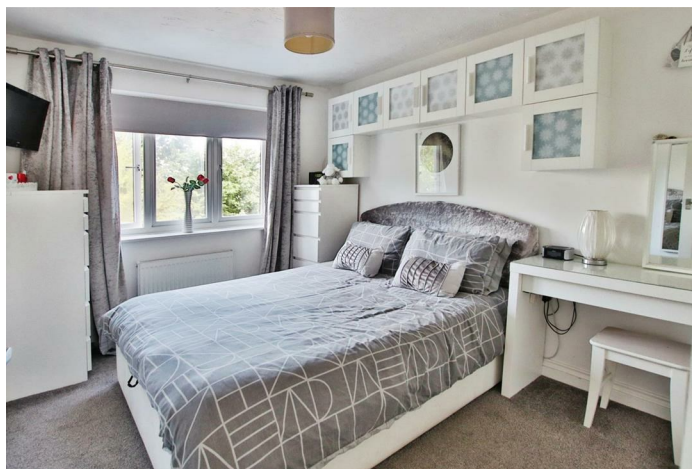
Introducing this stunning detached family home in Park Gate, offering a perfect blend of modern features and spacious living areas. Enhanced and beautifully maintained by the current owners, this property is ideal for families looking for a comfortable and inviting space to call home.

Upon entering, you are greeted by a bright and airy 24FT lounge/diner with French doors leading to a conservatory, perfect for relaxing and enjoying the views of the secluded rear garden. The well-equipped kitchen boasts an extensive range of units and fitted appliances, providing ample storage and convenience for everyday living. A convenient cloakroom completes the ground floor accommodation.

Upstairs, the master bedroom benefits from an ensuite shower room, with two further well-proportioned bedrooms and a family bathroom completing the first floor. The garage has been partially converted to create a practical utility space, with additional storage accessible from the front. The property also features a driveway for off-road parking.

Situated within a pleasant road, this home is conveniently located within walking distance of local shops and the station. Park Gate offers a peaceful setting with access to a range of amenities, including schools, parks, and restaurants. With excellent transport links and a welcoming community atmosphere, this property presents an ideal opportunity for potential buyers.

Council Tax Band: D

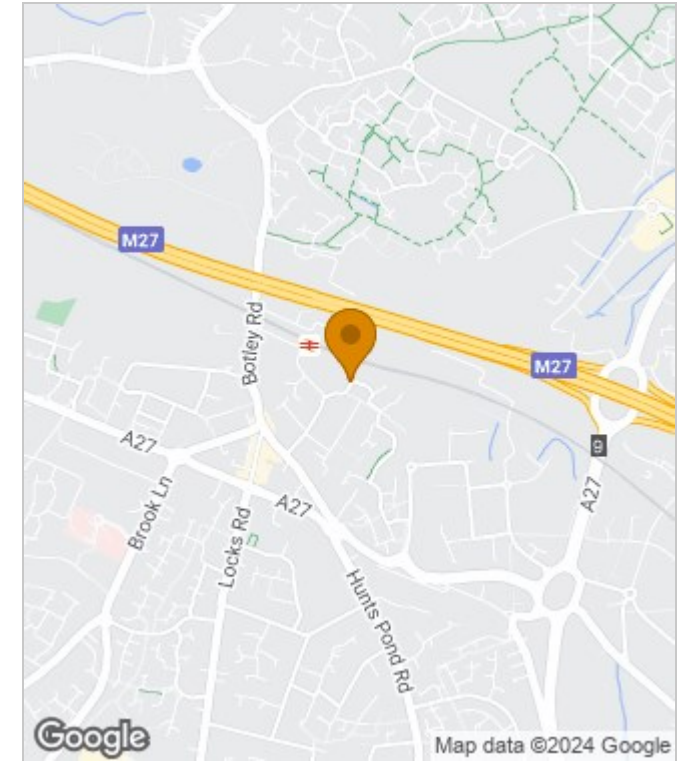




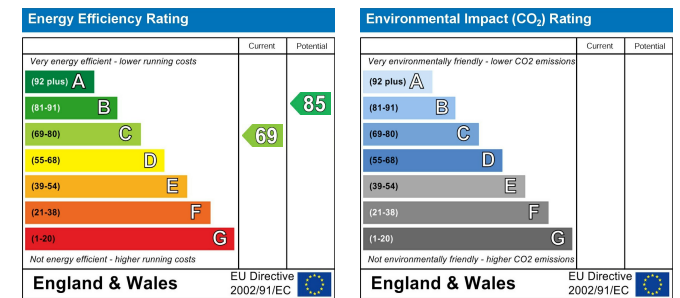
## Floor Plans



## Area Map



## Energy Performance Graph



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