



35 Bushy Dene Road, Botley, SO32 2GN

£400,000

WHITE & GUARD

35 Bushy Dene Road

Botley, Southampton

INTRODUCTION

Situated in the popular Boorley Park development and built by Linden Homes, this semi-detached, three-bedroom townhouse is offered with modern interior throughout and briefly comprises a fitted kitchen, lounge/diner, cloakroom, three bedrooms, with an en-suite to the master, family bathroom and study area. Externally, there is a driveway providing off road parking for two vehicles, a garage and a low-maintenance rear garden.

LOCATION

Boorley park is a popular area and is near various amenities, restaurants and local schools. Boorley Park play park and Community Centre are also close by. From the property, the M27 motorway is conveniently accessible and offers links to Portsmouth, Winchester, London and more.

- EASTLEIGH BOROUGH COUNCIL BAND D
- TENURE - FREEHOLD
- EPC RATING B





INSIDE

Upon entering the property, you will find stairs leading to the first floor and doors leading to all the ground floor rooms. The kitchen offers a range of wall and base units and integral appliances including extractor fan, hob, cooker, washing machine, dishwasher and fridge and freezer. The lounge/diner has a rear aspect window and French doors opening out to the rear garden. To conclude the ground floor, there is a cloakroom with a WC and wash hand basin, as well as a sperate storage cupboard.

On the first floor, there are two bedrooms, a study area, an airing cupboard and a family bathroom with a three-piece white suite including a wash hand basin, WC and bath with shower overhead.

The large master bedroom is located on the top floor of the property and has a built-in double wardrobe and an en-suite comprising a WC, wash hand basin and spacious shower cubicle.

OUTSIDE

To the front of the property there is a driveway with parking for two vehicles leading to the garage. The low-maintenance rear garden has a patio, section of artificial grass, and wood chipped areas. There is also a door to the garage and a side gate for pedestrian access. The garage has been boarded and is usable as an office/playroom, perfect for those who work at home or have children.



SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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