



2 Forest Close, Waltham Chase - SO32 2NB

In Excess of £425,000

WHITE & GUARD

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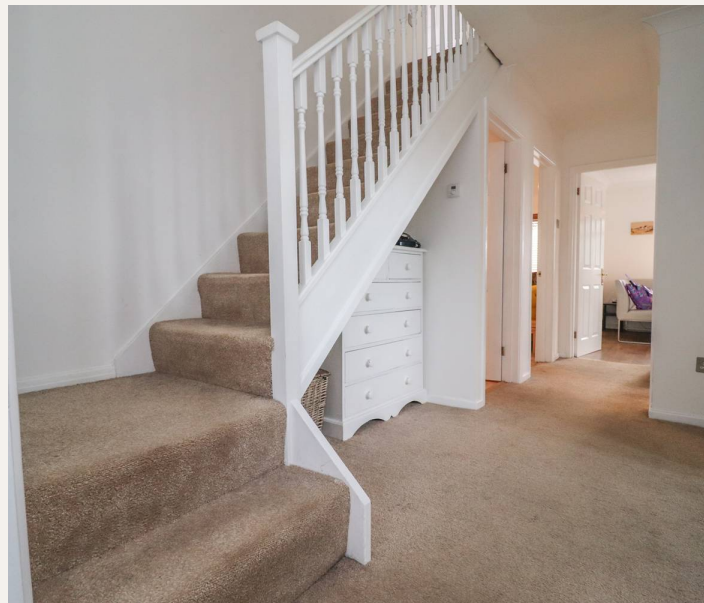
Waltham Chase, Southampton

Set on a generous corner plot within Waltham Chase is this well-appointed and extended four bedroom semi detached home. Available for sale with no forward chain the property showcases spacious living accommodation which includes a substantial kitchen dining room which leads through to a lovely family room. A beautifully presented living room with log burning fire, two double bedrooms, family bathroom and downstairs cloakroom complete the ground floor space. Whilst on the first floor there are two further double bedrooms and an eaves storage. Additional benefits include a larger than average, beautiful wrap around garden, driveway parking, a garage with adjoining utility room, home office and WC. This property could offer detached annex potential, and to appreciate both the property and location on offer, a viewing is truly a must!

LOCATION

The house also benefits from being only a short walk away from the church, pub, village store and recreation ground. The neighbouring villages of Bishop's Waltham and Wickham are also only minutes away, both of which have a broad range of shops and amenities, as is Botley which has a mainline railway station. Both the Cathedral City of Winchester and Southampton Airport are also just under half an hour away, along with all main motorway access routes also being within easy reach.

- WINCHESTER COUNCIL BAND D
- EPC RATING D FREEHOLD
- EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME
- NO FORWARD CHAIN
- OPEN PLAN KITCHEN DINING FAMILY ROOM
- LARGE WRAP AROUND GARDEN
- DRIVEWAY WITH OFF ROAD PARKING
- GARAGE WITH ADJOINING OFFICE/UTILITY/WC





INSIDE

A pathway leads to the front door, which opens directly into the welcoming hallway. The hallway has stairs leading to the first floor and provides access to the ground floor accommodation. A particular feature of the property is the open plan kitchen/dining room is light and airy with windows to the side and rear aspect and leads into the spacious family room which has doors leading out to the garden. The kitchen itself has been fitted with a range of matching wall and base units with worksurfaces over and cupboards under, there is a stainless steel sink unit, double oven with hob and an extractor over, integrated dishwasher and a fridge freezer. The snug situated at the rear aspect is well presented with feature wood burner and has patio doors that open out to the garden. Bedrooms one and two are situated at the front elevation with bedroom benefitting from freestanding furniture which will remain as part of the sale. The family bathroom with window at the side has been fitted with a panel enclosed bath, separate shower cubicle, wash hand basin and WC. The property also benefits from a further separate cloakroom on the ground floor fitted with a hand wash basin and WC. On the first-floor landing there is an airing cupboard and doors leading to both bedrooms plus access to the eave's storage. Bedroom three is well proportioned with a window to the rear elevation and bedroom four with a window to the front also benefits from a fitted wardrobe.

OUTSIDE

Externally the property offers a larger than average, beautiful wrap around garden with off road parking for numerous vehicles. The detached garage has been extended to also form a utility area, home office and WC. The utility has been fitted with a hand wash basin, work top and has space for washing machine and tumble dryer, whilst the home office with window to the side and rear aspect is laid to wood effect flooring allows space for freestanding furniture.



SERVICES:

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

Broadband: Gfast Fibre Broadband 330-330 Mbps download speed 33 - 50 Mbps upload speed. This is based on information provided by Openreach.

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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

