



34 Ashley Gardens, Waltham Chase - SO32 2NQ  
£450,000

WHITE & GUARD

# 34 Ashley Gardens

Waltham Chase, Southampton

## INTRODUCTION

Tucked away at the end of a quiet cul-de-sac in Waltham Chase this detached family home boasting a driveway and garage. Offering extended accommodation which includes a living room, dining and study area as well as a fitted kitchen and ground floor WC. Across the first floor are three bedrooms and a family bathroom suite. Externally the property offers a well-proportioned rear garden.

## LOCATION

The village of Waltham Chase benefits from a popular junior school, has its own Methodist Church, village store, pub and recreation ground, with the neighbouring market town of Bishops Waltham also being close by, as is Botley and its 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 E
- EPC RATING D
- FREEHOLD
- DETACHED THREE BEDROOM HOME
- THREE RECEPTION ROOMS
- FITTED KITCHEN
- DRIVEWAY PROVIDING OFF ROAD PARKING
- GARAGE
- FRONT AND REAR GARDENS





## INSIDE

A double glazed front door opens into the entrance hall, which has stairs leading to the first floor whilst a door to your left hand side leads into a conveniently positioned WC with wash hand basin. The living room is set at the front of the house and benefits from a feature electric fire with surround, double doors open into a study and dining room which forms part of the extended accommodation. The kitchen offers an extensive range of wall and base level work units with fitted work surfaces over which incorporate an inset stainless steel sink and drainer and allows space for a range cooker with extractor hood over, freestanding fridge freezer. Space and plumbing is provided for a washing machine and under counter fridge and freezer. A double glazed door to the side opens to the rear garden.

The first floor landing has a large double glazed window to the side, a fitted airing cupboard and access to the loft space. The master bedroom is positioned at the front of the house and benefits from a good range of fitted wardrobes. Bedroom two, also a well-proportioned double room allows space for freestanding bedroom furniture while bedroom three is a good size single room. The family bathroom suite comprises a panel enclosed bath with mains shower over and bi-folding shower screen, WC, pedestal wash hand basin and heated towel rail.

## OUTSIDE

To the outside, a dropped kerb provides vehicular access to the driveway which provides off road parking for up to three vehicles and also leads to a garage which is accessed via an up and over door. A well-appointed front garden is laid to lawn with a range of well established shrubs. A low maintenance rear garden provides a generous patio seating terrace, which extends to an area predominantly laid to shingle and a summerhouse.



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 61-136 Mbps download speed 4 - 17 Mbps upload speed. This is based on information provided by Openreach.

T: 01489 893946

Brook House, Brook Street, Bishops Waltham, Southampton, Hampshire, SO32 1AX

E: [bishopswaltham@whiteandguard.com](mailto:bishopswaltham@whiteandguard.com)

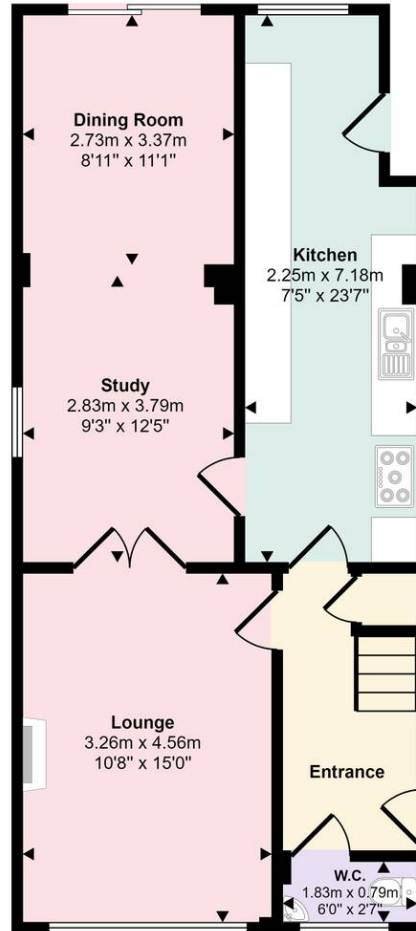
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Disclaimer

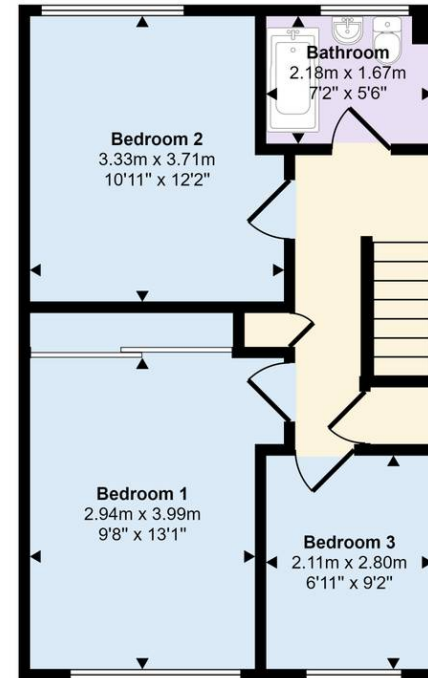
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically 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.



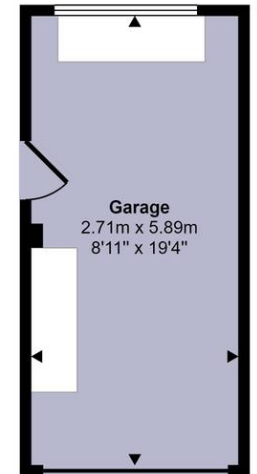
Approx Gross Internal Area  
121 sq m / 1305 sq ft



Ground Floor  
Approx 61 sq m / 655 sq ft



First Floor  
Approx 44 sq m / 477 sq ft



Garage  
Approx 16 sq m / 172 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.