



9 Kingsman Drive, Botley, Southampton, SO32 2FW

Offers In Excess Of £400,000



Kingsman Drive | Botley
Southampton | SO32 2FW
Offers In Excess Of £400,000

W&W are pleased to offer for sale this 2017 built three bedroom semi detached town house. The property boasts three bedrooms, lounge/dining room, kitchen, downstairs cloakroom, main bathroom & en-suite shower room to the main bedroom. The property also benefits from a landscaped rear garden, garage & driveway parking.

Kingsman Drive is located in the popular Boorley Park development. Just a short walk to local cafés, parks, and the sports/community centre, and within walking distance of Botley village with its selection of pubs, this home also provides easy access to Hedge End's larger shopping facilities and the M27.





Well presented 2017 three bedroom semi detached town house

Vendor suited with a complete chain ahead

Welcoming entrance hall enjoying built in understairs storage cupboard & downstairs cloakroom

Modern kitchen with high gloss units & attractive marble effect worktops

Integrated appliances include oven, hob, fridge/freezer, dishwasher & space/plumbing for washing machine

L shaped lounge/dining room with double doors opening out into the rear garden

Impressively sized 26'7ft dual aspect main bedroom to the top floor enjoying fitted wardrobes, Velux window & en-suite

Modern en-suite shower room comprising three piece white suite

Two additional bedrooms to the first floor with one benefitting from twin windows and fitted wardrobes

Modern main bathroom comprising three piece white suite

Landscaped rear garden majority laid to lawn, rear section laid to shingle, paved patio area &

Garage & driveway parking

Estate management charge approx. £257.14 PA

Privately owned solar panels to the property

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

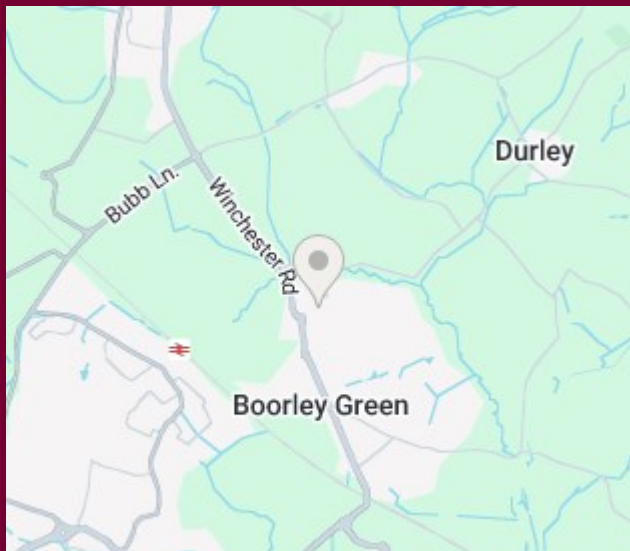
Sewerage - Mains

Heating - Gas central heating

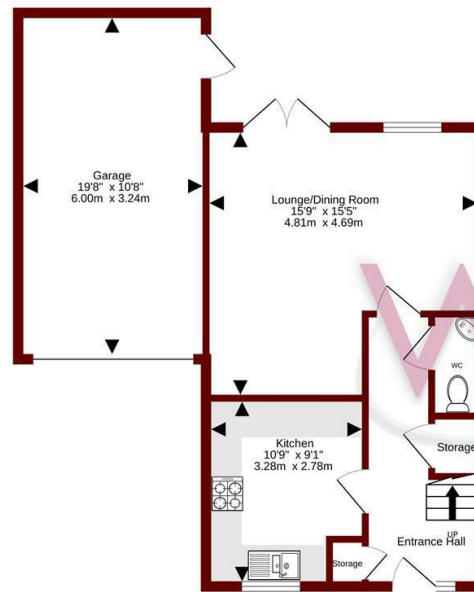
Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

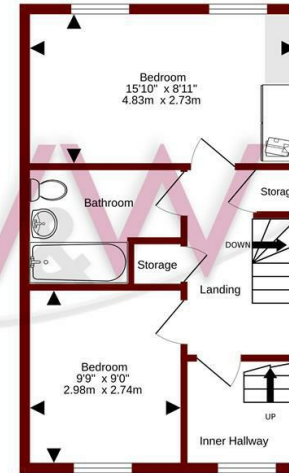
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



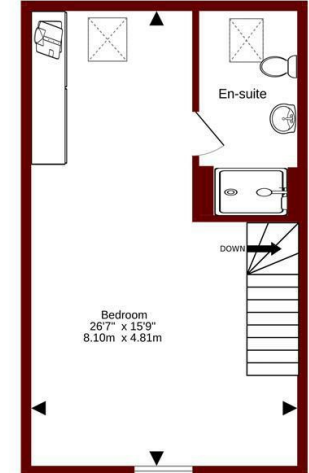
Ground Floor
618 sq.ft. (57.4 sq.m.) approx.



1st Floor
408 sq.ft. (37.9 sq.m.) approx.



2nd Floor
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

20e Bridge Road

Park Gate

Southampton

Hampshire

SO31 7GE

01489 577990

parkgate@walkerwaterer.co.uk

www.walkerwaterer.co.uk