

37 Elmdale Close, Warsash, Southampton, SO31 9RW

Asking Price £475,000

Elmdale Close | Warsash

Southampton | SO31 9RW

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W&W are delighted to offer for sale for the first time to the market since built this well presented four bedroom detached family home situated in a highly sought after cul de sac location. Internally, the property boasts four bedrooms, lounge, kitchen, dining room, downstairs cloakroom, main bathroom & en-suite shower room. Outside, the property sits on a corner plot providing front & side gardens along with an impressively sized tandem garage with driveway parking.

Elmdale Close is situated in a residential area of Warsash, a village on the south coast of Hampshire, near the River Hamble and the Solent. The property is within a predominantly residential neighbourhood, with local shops, schools and everyday amenities available in Warsash and the surrounding area. The location also offers access to nearby waterfront walks and road links towards Southampton, Fareham and the wider Hampshire area. The property is also conveniently located near Hook-with-Warsash Church of England Academy, local convenience stores and bus stops, with Swanwick railway station approximately 2 miles away

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person , which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



















Four bedroom detached family home offered with no forward chain

Situated in a sought after cul de sac location

Enviable corner plot

Spacious lounge enjoying stone surround fireplace with inset gas fire

Modern kitchen with oven/hob to remain & space for additional appliances

Dining room with double doors opening out to the garden & built in storage cupboard

Downstairs cloakroom

Galleried landing boasting two built in storage cupboards

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece suite with feature large double shower cubicle & attractive wall/floor tiling

Three additional bedrooms with two benefitting from built in wardrobes

Main bathroom comprising three piece white suite

Southerly facing garden with majority laid to lawn, paved patio & shrubbery

Front garden laid to lawn

Impressively sized 27'7ft tandem garage

Driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is currently no broadband connected to the property

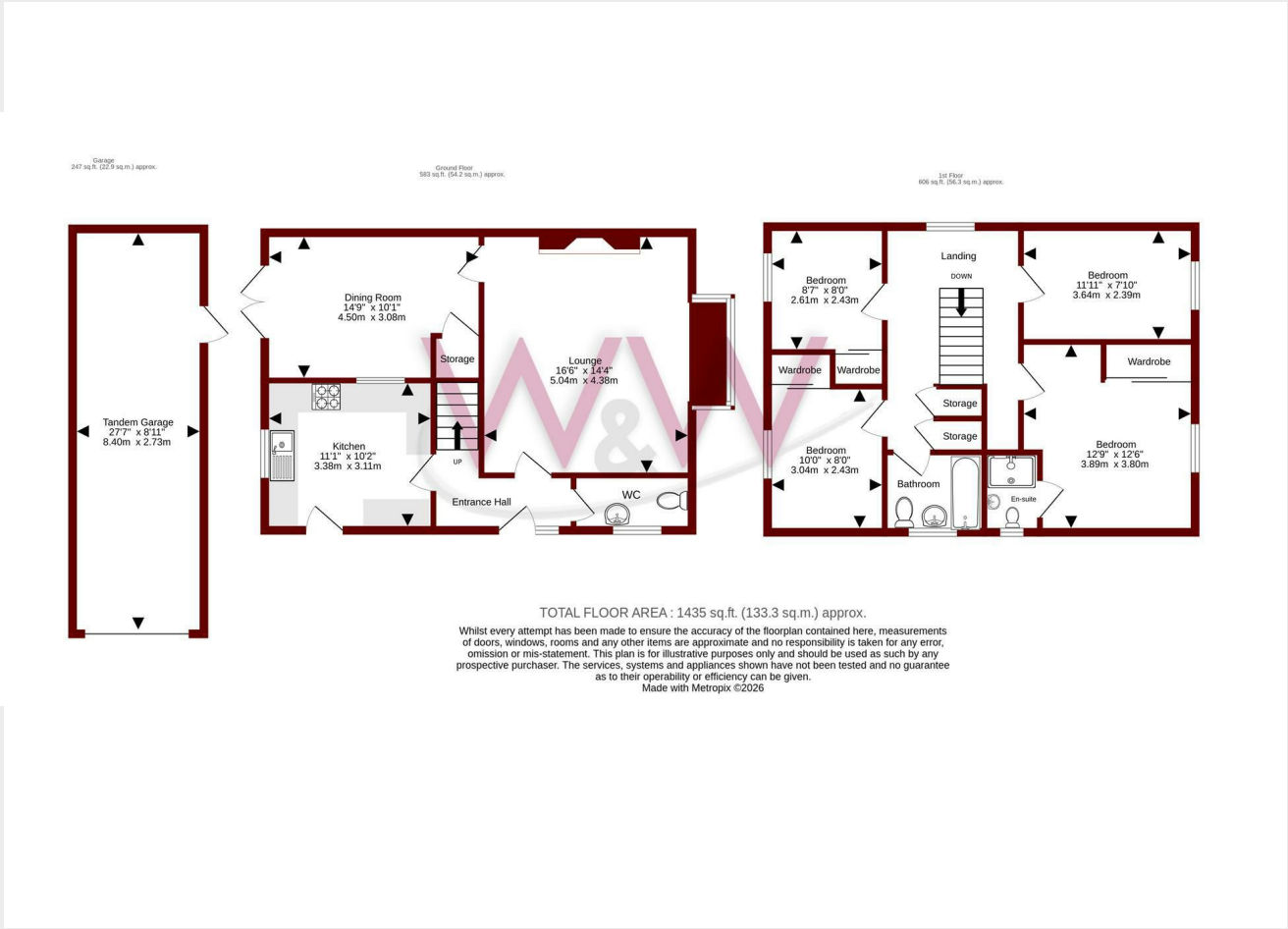
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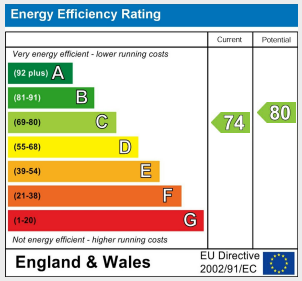






TOTAL FLOOR AREA : 1435 sq.ft. (133.3 sq.m.) approx.

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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Council Tax Band - E

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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