



HUNTERS[®]
HERE TO GET *you* THERE

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Hatley Road, Southampton

Offers In Excess Of £350,000



***Newly Refurbished & No Onward Chain ***

This stylish modern and recently refurbished 3/4 bedroom home situated in the highly desirable Harefield area. Located ideally for access to nearby shops in Bitterne Village and the more extensive facilities found in Southampton City Centre. This unique ready to move into property presents a great opportunity for both first time buyers, or but to let investors.

Upon entering, you are greeted by a bright and spacious open-plan living area, enhanced by herringbone wood flooring that seamlessly flows through to the kitchen and dining space. A charming bay window at the front of the property fills the room with natural light, creating a bright and airy ambiance.

The stylish kitchen is finished in a tasteful neutral palette and features integrated appliances and ample storage. A skylight above adds to the sense of space and light. The kitchen and dining area opens directly onto a well-maintained private garden —perfect for relaxing or entertaining guests.

The ground floor also includes a fair-sized bedroom overlooking the garden and a contemporary three-piece family bathroom.

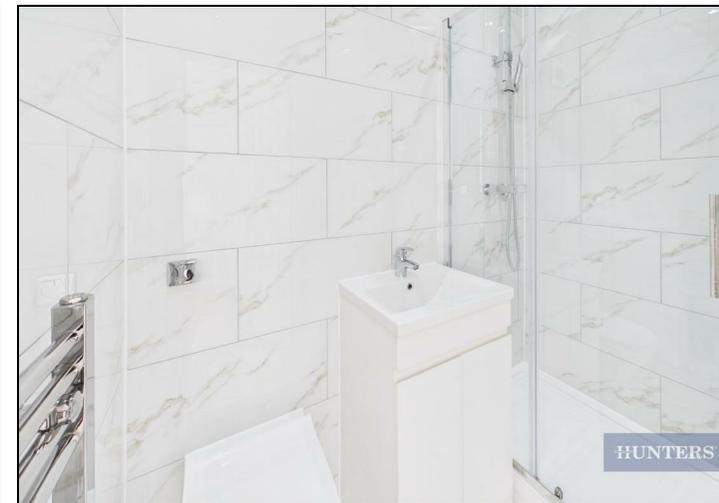
Upstairs, the first floor comprises two generously proportioned bedrooms, including a spacious master bedroom with its own modern en-suite bathroom and a study.

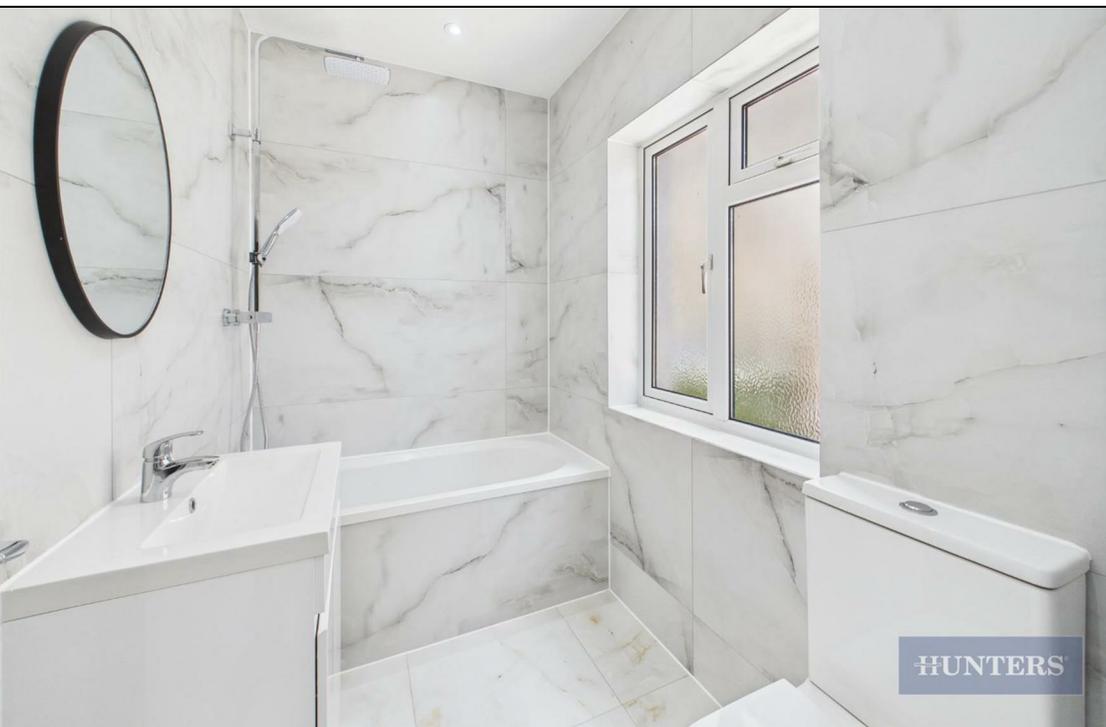
This home effortlessly combines modern style with practicality, making it an ideal choice for families or professionals seeking comfort and space in a well-connected location.

Recreational facilities can be found nearby at River Side Park, Itchen Valley, and Royal Victoria Country Park in Netley with its 200 acres of mature woodland and grassy parkland. There is access to the M27 motorway via Junction 5, 7 or 8 providing access to the East and West. Southampton Airport is a short drive away.

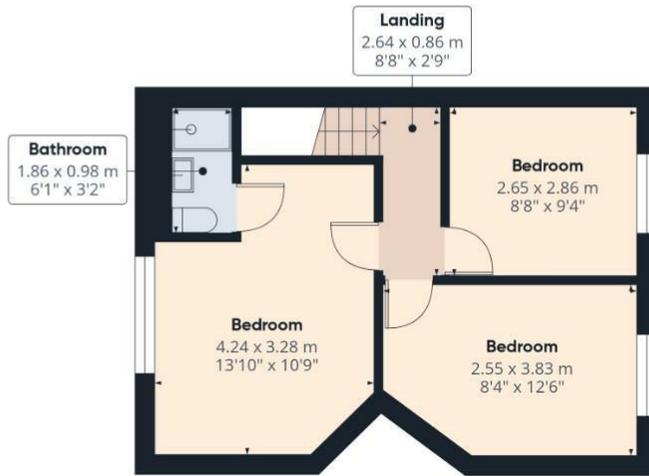
KEY FEATURES

- Four-bedroom home with stylish modern interiors
 - No onward chain & Newley refurbished
 - Situated in the sought-after Harefield area
 - Bright and spacious open-plan living area
- Contemporary kitchen with integrated appliances
 - Private, well-maintained rear garden
 - Ground floor bedroom with garden views
 - Four generous double bedrooms
- Excellent access motorway links and Southampton Airport
 - Freehold









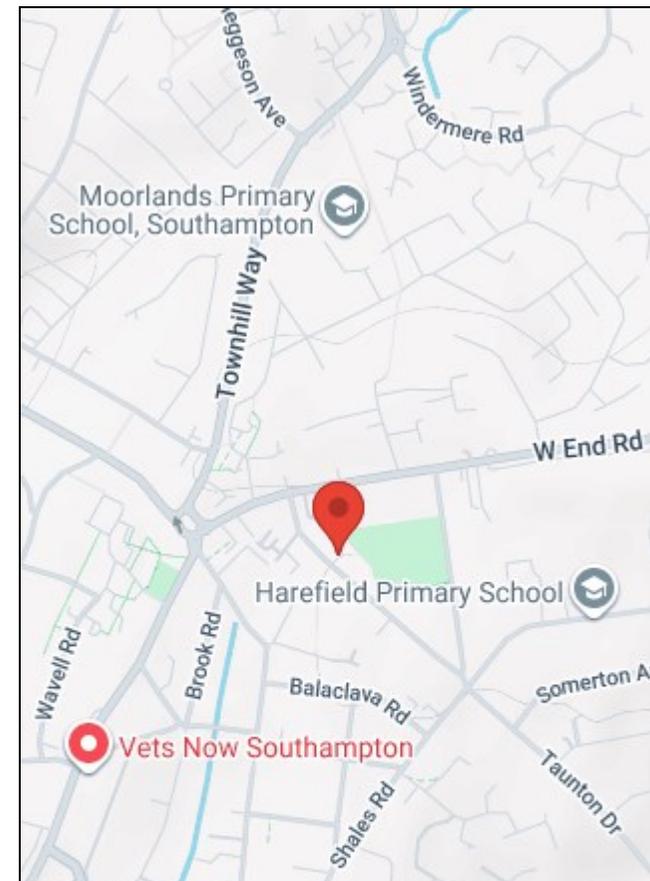
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Approximate total area⁽¹⁾
87.8 m²
945 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 55 | 69 |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

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