



Addison
ESTATE AGENTS



21 Barnes Lane, Sarisbury Green, Southampton, SO31 7DA

£389,950 Freehold

Situated in a highly desirable NON-ESTATE LOCATION on Barnes Lane, this beautifully presented three-bedroom townhouse offers contemporary living in one of Sarisbury Green's most convenient and sought-after positions.

Perfectly suited to families and professionals alike, the property is just a short walk from Holly Hill Woodland Park, providing acres of picturesque walks and open green space, whilst the impressive Holly Hill Leisure Centre is also within easy walking distance. Sarisbury Infant & Junior School is close by, making this an ideal home for those looking to enjoy excellent local schooling without the need for the school run.

The accommodation is arranged over three floors and has been thoughtfully designed to maximise both space and practicality. The ground floor comprises a welcoming entrance hall, cloakroom and an impressive L-shaped open-plan lounge, dining and kitchen, creating an ideal space for modern family living and entertaining.

The first floor offers two well-proportioned double bedrooms alongside a contemporary family bathroom, whilst the entire second floor is dedicated to the impressive principal bedroom, complete with fitted storage and an en-suite shower room, creating a superb private retreat.

Externally, the property benefits from a fully enclosed rear garden together with two allocated parking spaces.

Combining a superb non-estate setting with excellent access to woodland walks, leisure facilities, highly regarded schools and local amenities, this is a fantastic opportunity to acquire a stylish home in one of Sarisbury Green's most desirable locations. An internal viewing is highly recommended.

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		
England & Wales		EU Directive 2002/91/EC 

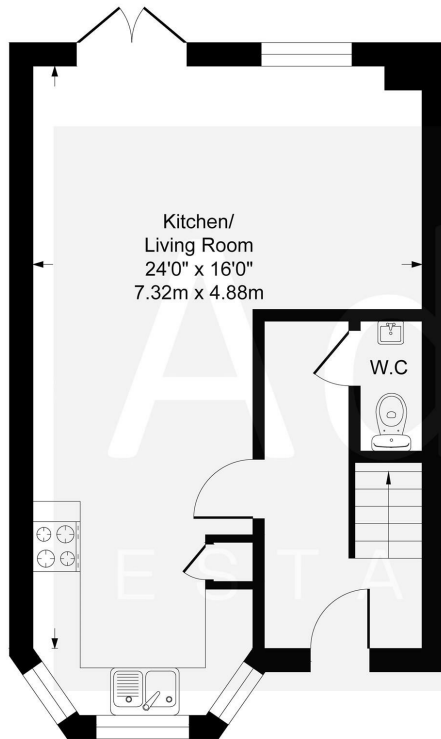
Further Information

Council Tax Band:
D

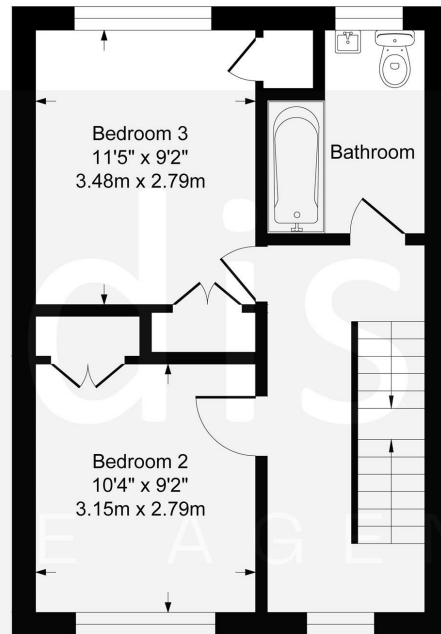
Estate Charge:
£100 per annum for shared car park maintenance.



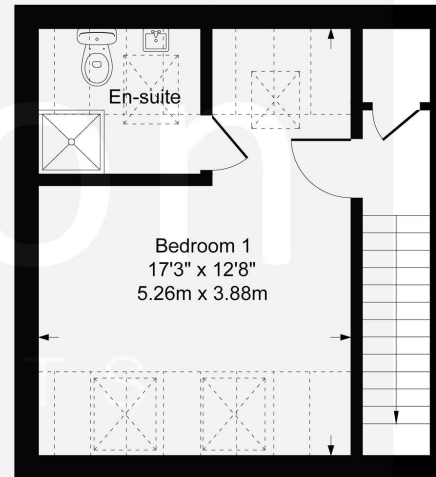
Approximate Gross Internal Area
1093 sq ft - 102 sq m



Ground Floor



First Floor



Second Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.

- NON-ESTATE LOCATION on the highly sought-after Barnes Lane
- THREE BEDROOM TOWNHOUSE arranged over three spacious floors
- STUNNING OPEN-PLAN LOUNGE / DINING / KITCHEN ideal for modern living
- PRINCIPAL BEDROOM SUITE occupying the entire second floor with en-suite
- CLOAKROOM & MODERN FAMILY BATHROOM
 - TWO ALLOCATED PARKING SPACES
 - FULLY ENCLOSED REAR GARDEN
- WALKING DISTANCE TO HOLLY HILL WOODLAND PARK with scenic woodland walks
- SHORT WALK TO HOLLY HILL LEISURE CENTRE and Sarisbury Infant & Junior School
- Conveniently located for local shops, transport links and everyday amenities

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.



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