



**HUNTERS®**  
HERE TO GET *you* THERE



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**Claremont Crescent, Southampton SO15**

**Offers In Excess Of £400,000**



This impressive four bedroom semi-detached three storey house is located in the popular residential Regents Park area of Southampton.

This property provides you with a homely, yet elegant feel from the moment you enter. Once inside you will be met with a beautiful hallway area, which leads you towards the property's striking kitchen and dining space; towards the rear you will find a light-filled conservatory overlooking the property's stunning and easy to maintain rear garden featuring a patio and a small pond.

On the first floor, you will find three well-proportioned brightly lit bedrooms, along with a full bathroom; as you proceed up to the second floor you will see the stunning master bedroom that offers large windows and double French doors all complete with a Juliette balcony and a stylish en-suite bathroom.

This property also benefits from a private driveway, giving multiple occupants of the property the benefit to parking off road.

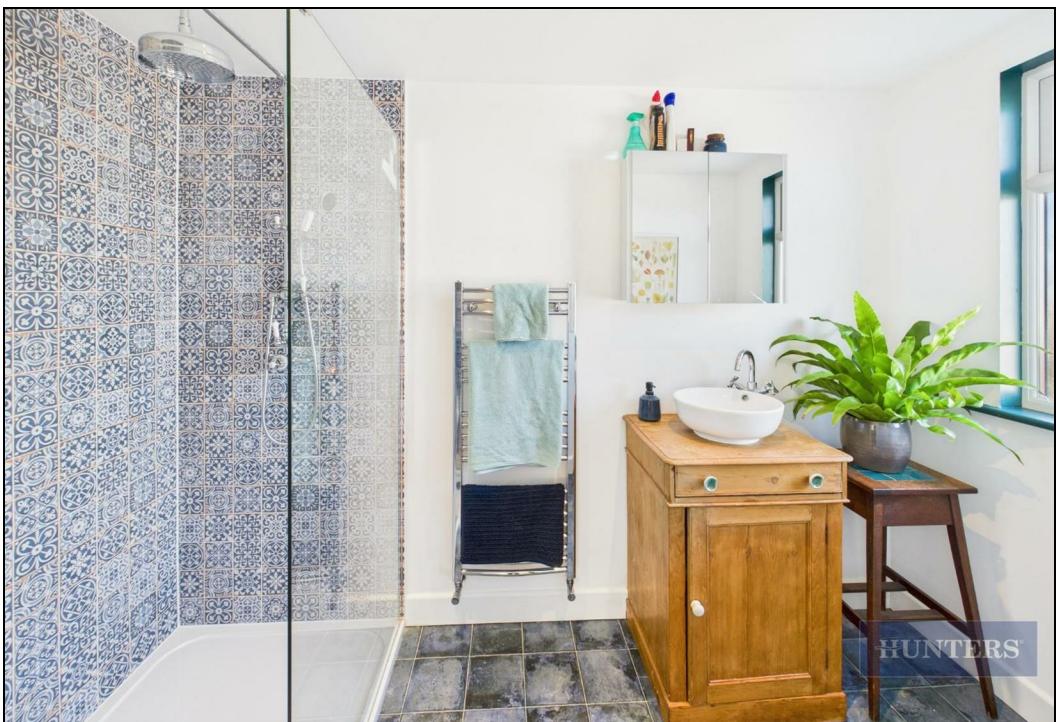
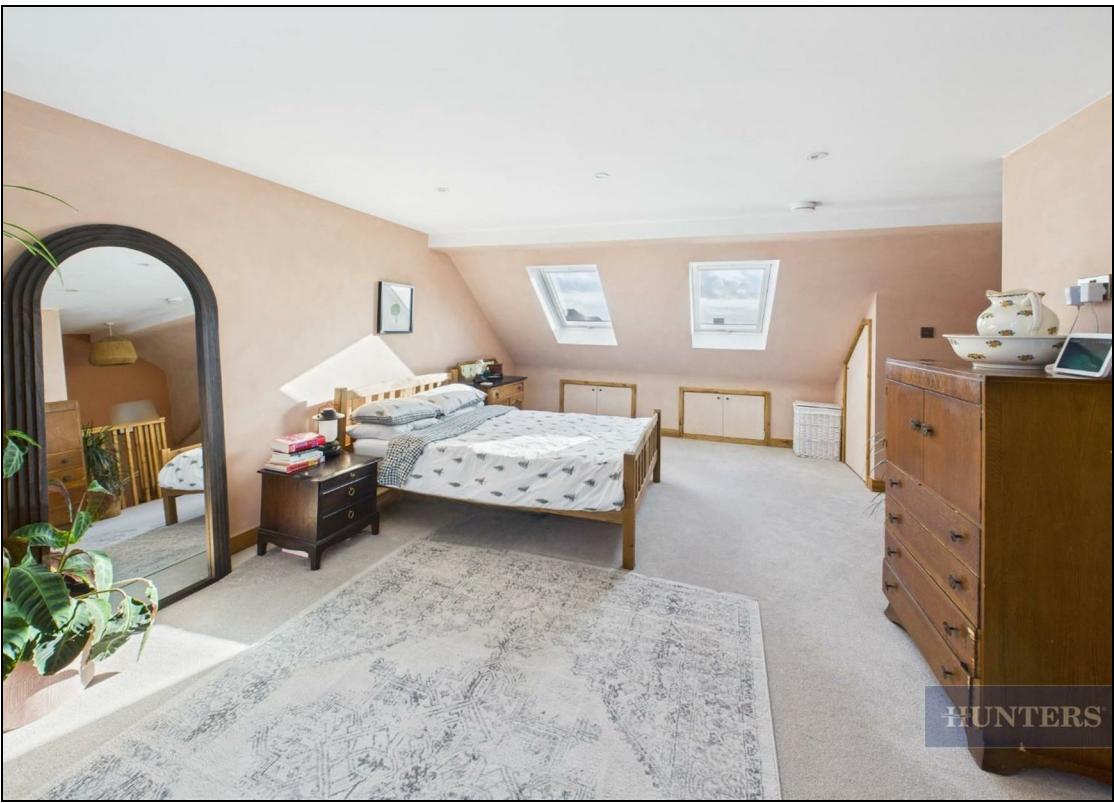
Ideal location to reach local amenities and and transport links.

**Tenure: Freehold**

## KEY FEATURES

- Four bedroom semi-detached house
  - Inviting living spaces
- Well-presented kitchen and dining area
  - Rear conservatory
- Driveway
- En-suite
- Impressive back garden with patio area
- Downstairs W/C
- Juliet balcony
- Ample storage







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Approximate total area:

171.1 m<sup>2</sup>  
1842 ft<sup>2</sup>

Reduced headroom:  
5.1 m<sup>2</sup>  
55 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:  
Below 1.5 m (5 ft)

Calculations reference the EICRS (IPART) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 3D



Ground Floor Building 2

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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