



31 St. Pauls Road, Sarisbury Green, SO31 7BB

Asking Price £550,000





St. Pauls Road |  
Sarisbury Green | SO31 7BB  
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W&W are pleased to offer for sale this four bedroom detached family home situated at the top of a quiet cul de sac. The property boasts four bedrooms, 25'6ft lounge, kitchen/dining room, utility room, downstairs shower room & main bathroom. The property sits on an enviable plot providing front, side & rear gardens as well as garage & driveway parking.

St. Pauls Road is a highly requested cul de sac in Sarisbury Green with local shops & eateries just a short walk away. Also within walking distance are Sarisbury Infant & Junior Schools. Holly Hill Leisure Centre & Woodland Park are just half a mile down the road providing some picturesque walks, a large playpark, swimming pool & gym. The A27, M27 & Swanwick train station are all within easy reach.







Four bedroom detached family home situated in a popular cul de sac location

No chain ahead

Sitting on an enviable plot providing front, side & rear gardens

Excellent potential for extension subject to the relevant planning permission

Triple aspect 25'6ft living room with centrepiece fireplace & bay window overlooking the rear garden

Kitchen/dining room with built in oven, hob and space for additional appliances

Utility room providing additional storage space & plumbing for further appliances

Ground floor shower room comprising three piece suite

Main bedroom benefitting from built in wardrobes & bay window

Three additional bedrooms with all benefitting from built in wardrobes & two enjoying their own sink

Main bathroom comprising three piece suite

Rear & side gardens laid to lawn, paved patio areas, mature shrubbery/flower beds & shed to remain

In our opinion we feel that the garden offers a great degree of privacy

Garage with power & lighting

Carport & driveway parking for multiple vehicles

### ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

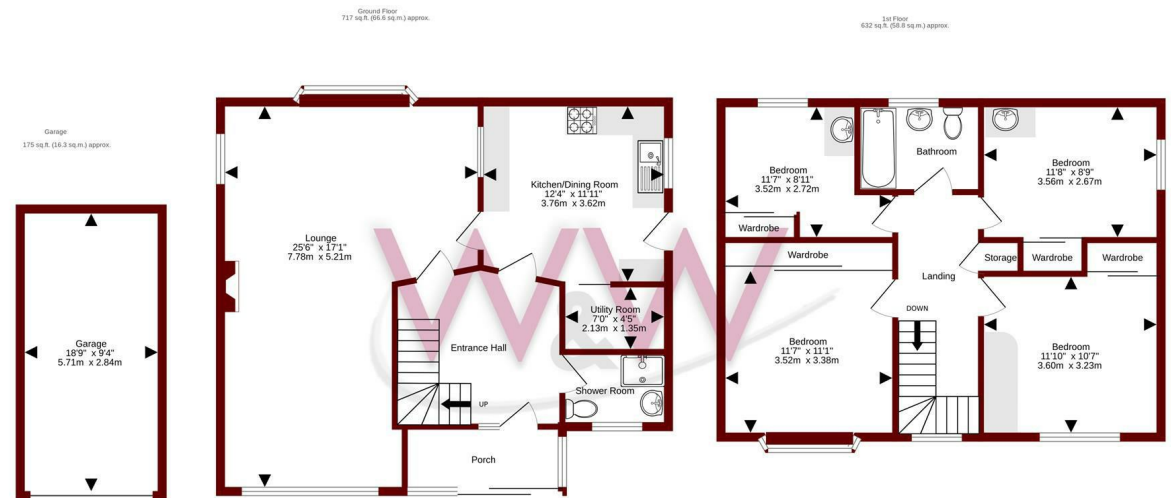
Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Utility Warehouse

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/>





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

Council Tax Band - E - £2645 Per Annum

Tenure - Freehold

Current EPC Rating -C

Potential EPC Rating - C

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