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HUNTERS[®]

Highfield Crescent, Southampton

Guide Price £595,000



A traditional four-bedroom detached home offering character, charm, and generous living space, ideally positioned in a quiet residential area of Highfield.

Upon entering and stepping into the hallway, to the left is the family living room featuring a window that give natural bright in the lounge and flows into a large, light-filled conservatory overlooking the property's south-facing rear garden. To the right of the hallway, a separate second lounge and a kitchen diner, offering ample storage and delightful garden views. A convenient cloakroom is also located off the hallway.

Upstairs, the master bedroom benefits from a bay window and built-in storage. The second bedroom is a unique feature of the home, with direct access to a balcony enjoying views over the rear garden. There are two further well-proportioned double bedrooms completing the first floor.

Externally, the front garden provides a grass area alongside a private driveway offering off road parking and access to the attached garage. The rear garden is relaxing for entertaining and features a raised paved patio seating area, two cellar spaces, fishpond, and an abundance of green space.

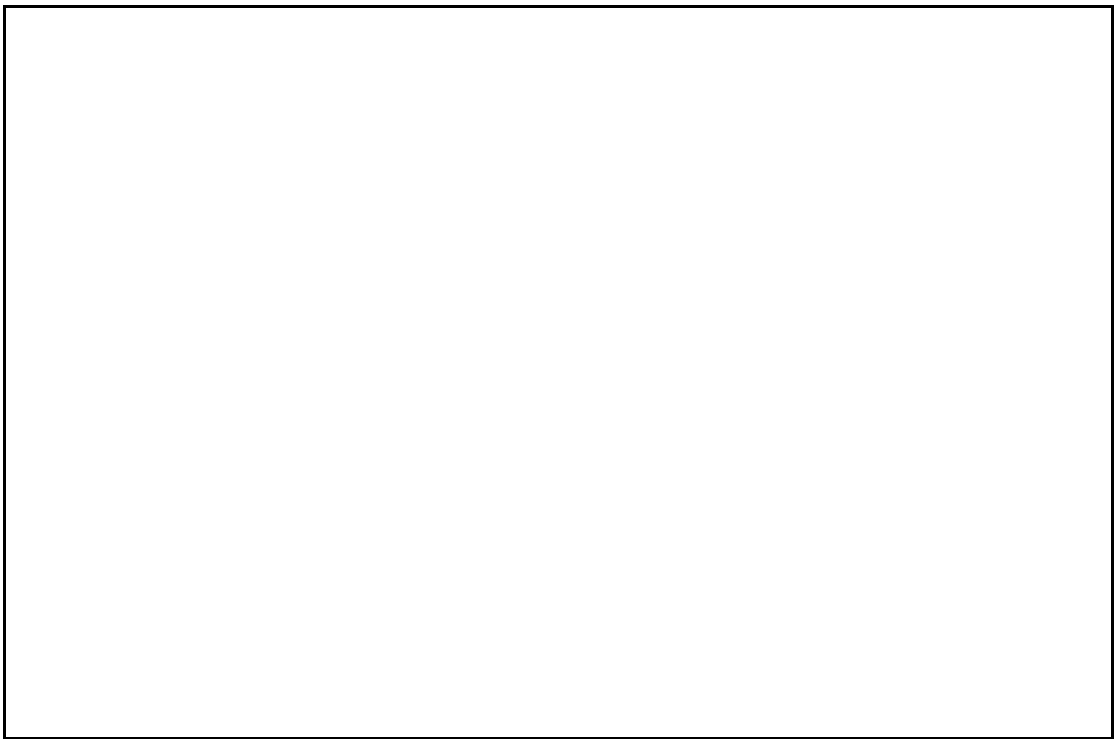
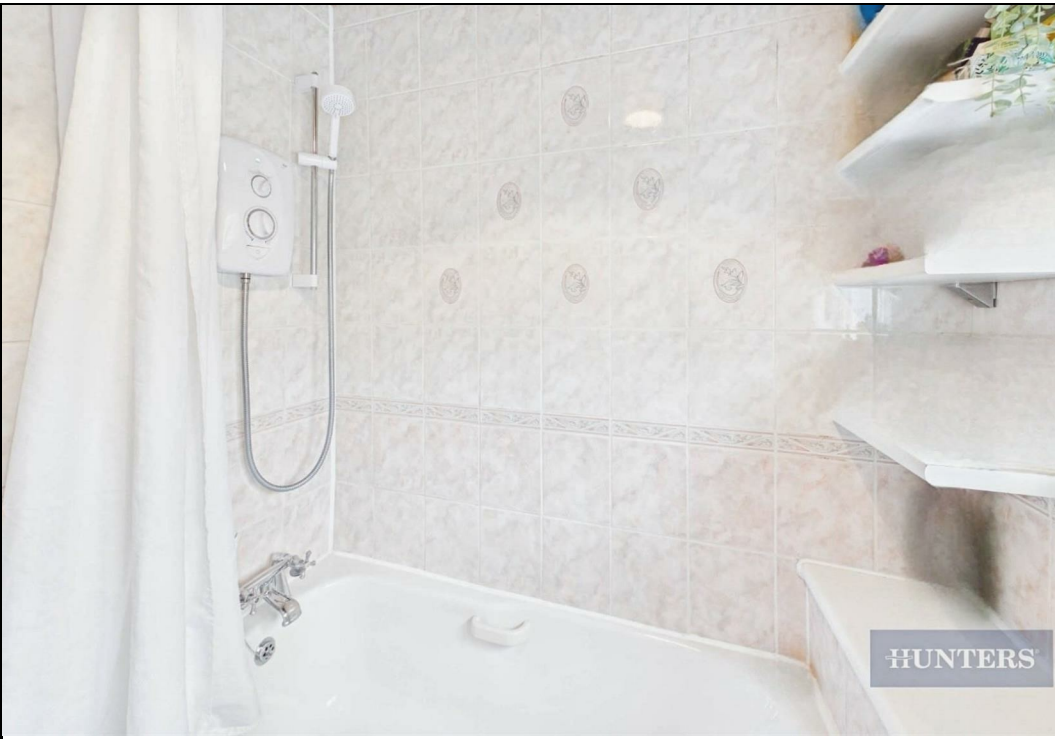
The property is situated in a green area close to the shops in Portwood and the University sports facilities. It is just a five-minute walk to Waitrose, Sainsbury's, and two primary schools in the local area. The area also benefits from a range of nearby amenities, including local gyms, tennis courts, and additional recreational facilities. Regular bus services are within easy reach, offering a short journey to Southampton Airport and the city centre train stations, which provide direct links to London and Bournemouth. Southampton Common is also within walking distance, ideal for outdoor leisure and family activities.

KEY FEATURES

- Detached property over 1,990 Sq.Ft
 - Traditional features
- Rear South facing garden with pond and patio
 - Bay windows in main bedroom
 - Lounge with conservatory
 - Kitchen/ dining space
 - Two Lounges
 - Four double bedrooms
- Private driveway & Garage
 - Three cellar areas









Ground Floor



Floor 1



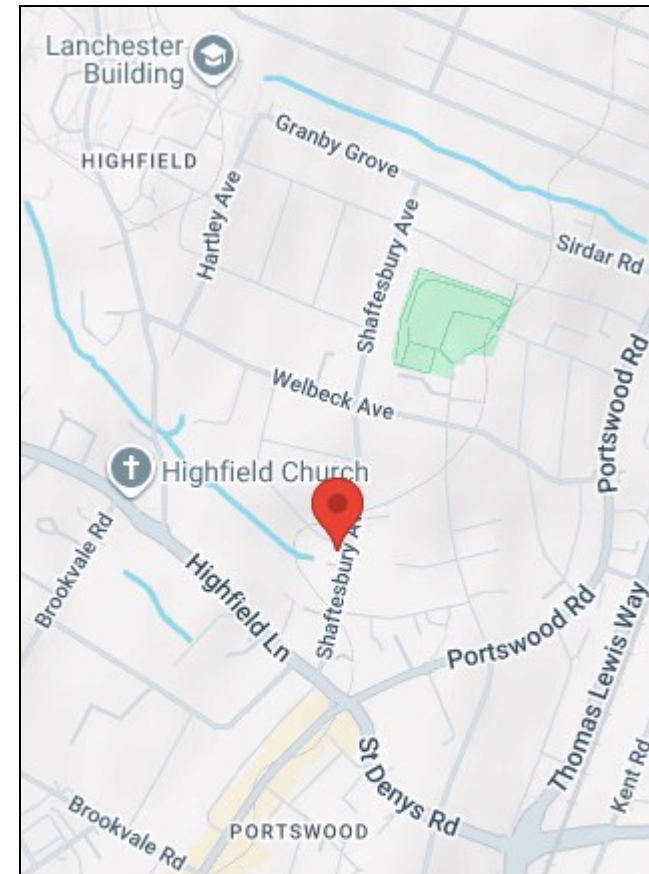
Approximate Area
1,582 sq.ft / 147 sq.m
 Garage
113 Sq.Ft / 10.5 Sq.m
Total
1.695 Sq.Ft / 157.5 Sq.m

Not to Sale

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

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



Energy Efficiency Rating	
Current	Potential
	73
53	

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

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

EU Directive 2002/91/EC

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