



42 Harper Road, Botley - SO32 2SW
£400,000

WHITE & GUARD

42 Harper Road

Botley, Southampton

INTRODUCTION

Nestled in the desirable community of Boorley Park, this superb semi-detached town house presents an ideal opportunity for families and professionals alike. Boasting an enviable outlook over a green, the property offers a peaceful setting while retaining all the benefits of a thriving neighbourhood. The accommodation on the ground floor comprises a spacious lounge diner with French doors to the garden, a fitted kitchen and a cloakroom. On the first floor, there are two double bedrooms and a modern family bathroom. On the second floor, there is a very spacious master bedroom with a dressing area and a large en-suite.

LOCATION

Situated within Boorley Park, the location offers a wonderful lifestyle with a wealth of local amenities. The development is home to its own primary school, picturesque lake, children's play park, and a welcoming community centre. Only a short drive away, discover the charming village of Botley, renowned for its range of independent shops, cosy pubs, inviting eateries, and access to a mainline train station—ideal for commuters.

- EASTLEIGH COUNCIL BAND D
- EPC RATING B
- FREEHOLD
- THREE BEDROOM SEMI DETACHED TOWNHOUSE
- MODERN KITCHEN
- SPACIOUS LOUNGE
- MASTER BEDROOM WITH DRESSING AREA & ENSUITE
- DRIVEWAY PROVIDING PARKING FOR TWO VEHICLES
- GARAGE
- ENCLOSED PRIVATE GARDEN





INSIDE

GROUND FLOOR

The entrance hall has stairs to the first floor, a built-in cupboard and small cupboard under the stairs. Doors through to all ground floor rooms, including the cloakroom.

The kitchen is a bright room with window to the front and has been fitted with a contemporary range of wall and base units. There is a built oven, gas hob with extractor over and integrated appliances including a fridge/freezer, dishwasher and washing machine.

The spacious lounge diner has a window and French doors, opening out to the rear garden.

FIRST FLOOR

On the first floor, there are 2 double bedrooms. The stylish family bathroom has a panel enclosed bath with a shower over, a wash hand basin and a WC.

SECOND FLOOR

The highlight of the home is the generous master bedroom suite, featuring a private dressing area and an expansive en-suite bathroom, providing a luxurious retreat at the end of the day.

OUTSIDE

A driveway with parking for two cars leads to a single garage. Gated side access leads through to the rear garden, which a paved seating area, leaving the rest of the garden mainly laid to lawn.



BROADBAND

Fibre to the cabinet broadband (part-fibre connection) is available with download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Estate Service Charge £257.14 Due at the end of the calendar year.

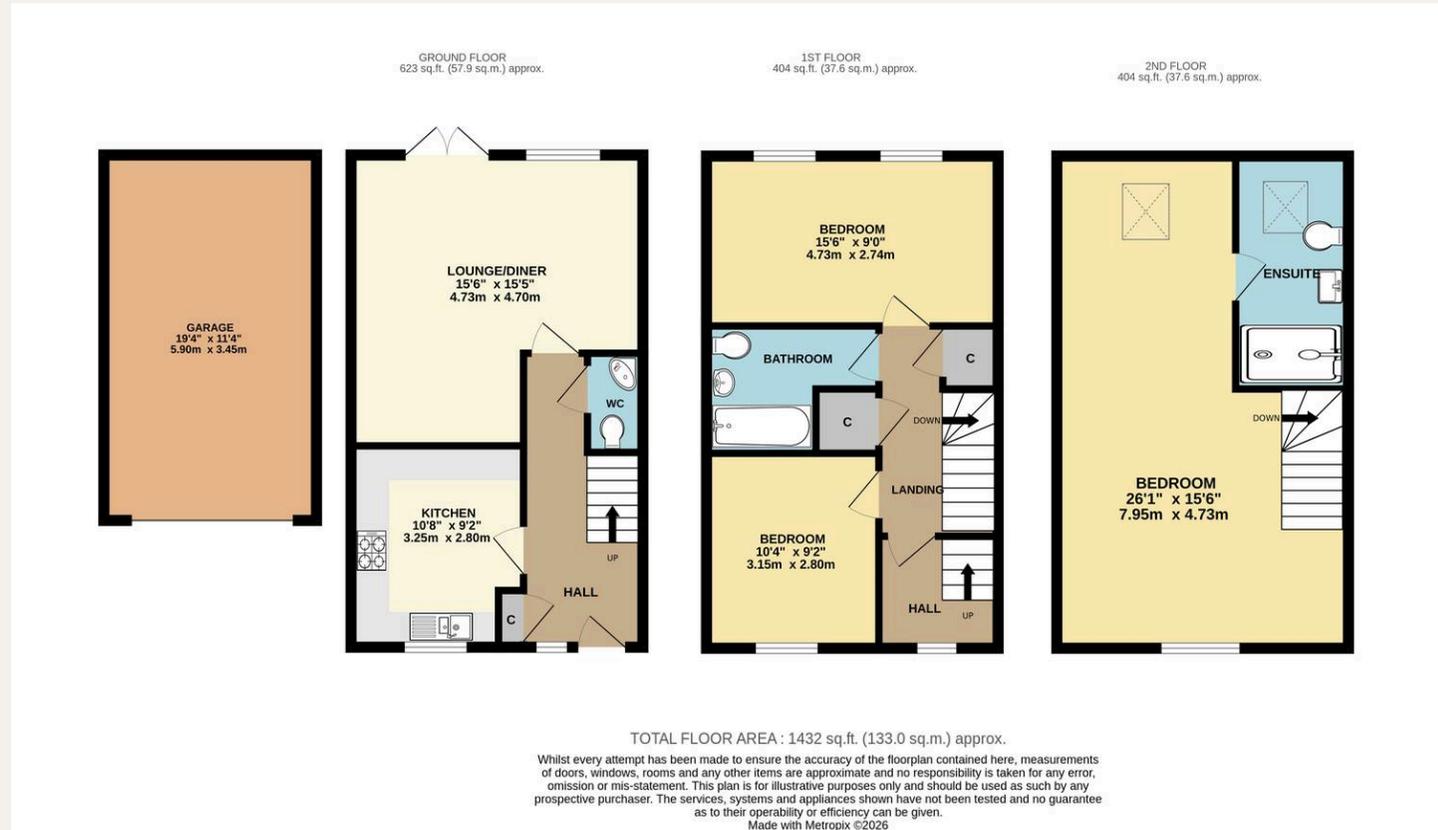
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Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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