



19 Fleet End Road, Warsash, Southampton, SO31 9JH

Offers In Excess Of £625,000



Fleet End Road | Warsash  
Southampton | SO31 9JH  
Offers In Excess Of £625,000

W&W are delighted to offer for sale this extremely well presented, vastly improved & extended three bedroom detached bungalow situated in a sought after location. The property enjoys three double bedrooms, impressive 27'10ft open plan kitchen/dining/living room, utility room, boot room, modern cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. Outside, the property benefits from landscaped rear & side gardens as well as a garage with block paved driveway providing parking for multiple vehicles.

Fleet End Road is in a popular non-estate location with local school, shop & pub within a 5 minute walk. Further amenities of Warsash are also a short distance away including the waterside eateries overlooking the River Hamble which also provides some picturesque walks.





Extremely well presented, extended & vastly improved three bedroom detached bungalow

Gated entrance leading out onto the block paved driveway providing parking for multiple vehicles

Welcoming entrance hall enjoying attractive karndean flooring flowing into the kitchen/dining/living room

Impressively sized 27'10ft open plan kitchen/dining/living room with bi-fold doors, remote controlled Velux windows & contemporary fireplace

Stunning two tone kitchen with quartz worktops, high gloss cabinets & large central island

Integrated appliances include oven, combination oven/microwave, hob, full height fridge, full height freezer, wine fridge & Insinkerator 4 in 1 tap

Utility room providing additional storage space & plumbing for appliances

Contemporary cloakroom comprising two piece suite

Boot room with sink and door opening out to the rear garden

Main bedroom benefitting from bay window enjoying made to measure shutters to remain & en-suite

Modern en-suite shower room comprising three piece white suite with attractive aqua panelling to the walls

Two additional double bedrooms with one benefitting from bay window with fitted shutters & the other benefitting from wardrobes to remain

Modern re-fitted main bathroom comprising three piece white suite & attractive wall aqua panelling

Landscaped rear garden enjoying composite decking, porcelain paved patio with covered pergola, area laid to lawn with raised sleepers enjoying display flowers/shrubbery & 12'3ft summer house with power/lighting

Garage

## 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 Virgin

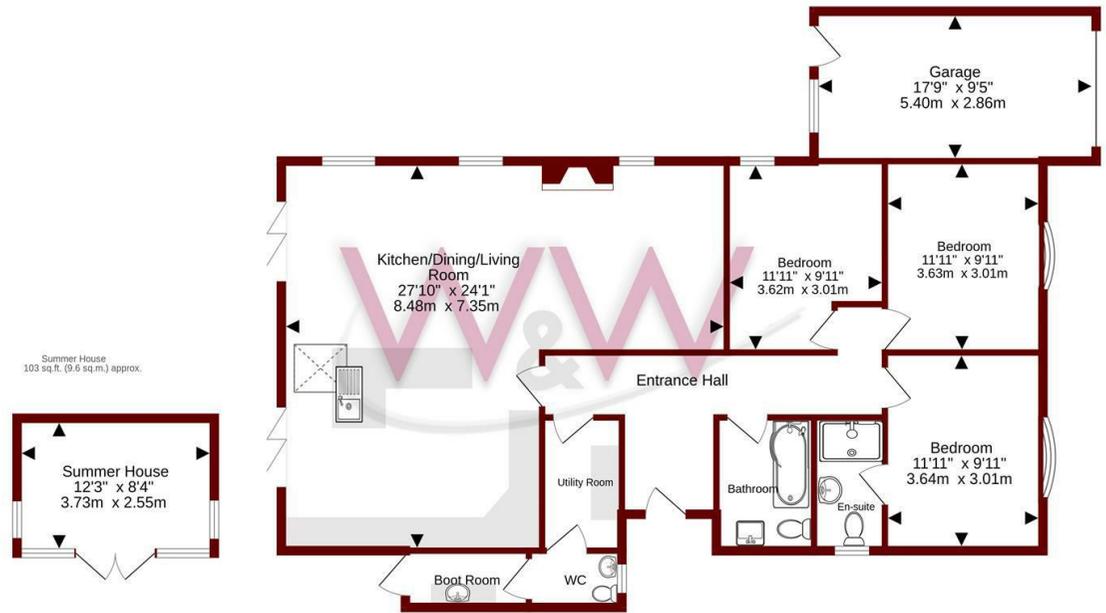
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>



Ground Floor  
1341 sq.ft. (124.6 sq.m.) approx.

Summer House  
103 sq.ft. (9.6 sq.m.) approx.



TOTAL FLOOR AREA: 1444 sq.ft. (134.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		64	80
(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 - D

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

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