



1 Charnwood Way, Langley, Southampton SO45 1ZL
£299,950



ANTHONY JAMES
PROPERTIES



1 Charnwood Way

Langley, Southampton, SO45 1ZL

This attractive semi-detached bungalow offers two well-appointed bedrooms, Shower room with enclosure, and a spacious reception room, all designed to maximise light and comfort. The living room features a large window and a traditional fireplace, creating a bright and inviting atmosphere with a cosy touch. The kitchen boasts modern units, a gas hob, and generous natural light, with direct access to the private rear garden. Both bedrooms benefit from built-in storage and large windows, ensuring a bright and welcoming feel throughout.

Outside, the property excels with its impressive outdoor spaces. A well-maintained front garden and a private driveway provide excellent kerb appeal and ample off-road parking, including a detached garage for secure vehicle storage. The rear garden is a standout feature, with a lush lawn, mature hedges, and a patio area ideal for outdoor dining or entertaining.

CHAPEL LANE MANAGEMENT COMPANY

Please note there is a residents association who maintain the communal greens on the development. The annual charge is £35.

Council Tax band: C

Tenure: Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



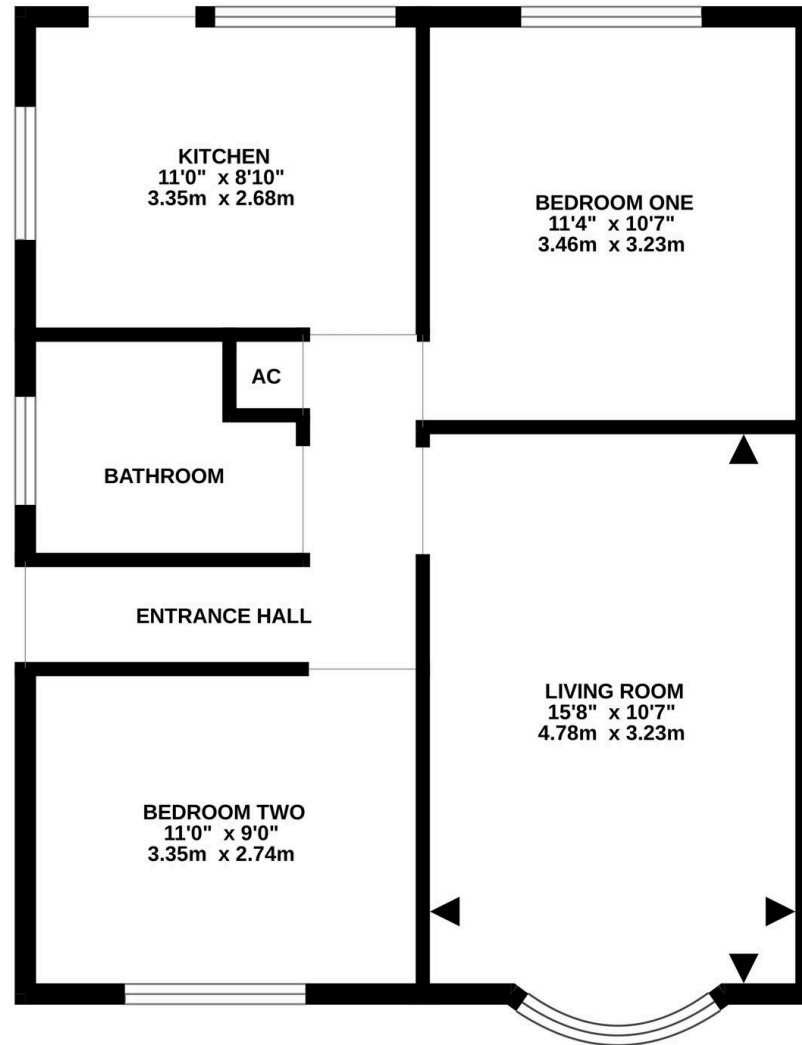
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GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 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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