



25 Gray Close, Warsash, SO31 9TB

Guide Price £525,000



Gray Close |
Warsash | SO31 9TB
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W&W are delighted to offer for sale this well presented & extended four bedroom detached family home situated in a sought after cul de sac. Internally, the property boasts four bedrooms, living room, kitchen, dining room, family room, downstairs cloakroom, main bathroom & to be fitted shower room to the first floor. The property also benefits from a rear landscape garden, garage & driveway parking for vehicles.

Gray Close is a quiet cul de sac situated in the sought after village of Warsash. The local shops & restaurants are within a short walk as well as the picturesque walks along the River Hamble. Locks Heath Junior & Infant Schools are less than a mile away. Excellent transport links are also easily accessible.





Well presented & extended four bedroom detached family home

Welcoming entrance hall enjoying attractive oak-effect flooring flowing throughout the ground floor

18'ft Living room with bow bay window to the front, centrepiece fireplace with inset gas fire & built in understairs storage cupboard

Kitchen boasting integrated oven, hob, dishwasher, fridge & freezer

Dining room with window to the side

Downstairs cloakroom

Family room with it's own kitchenette & double doors opening out onto the rear garden

Triple aspect bedroom enjoying built in wardrobes & stairs down to the family room

Three additional bedrooms all benefitting from built in wardrobes

Main bathroom comprising three piece suite

To be fitted by the current sellers a modern shower room to the first floor

Landscaped garden laid to lawn, paved patio area with display shrubbery/flowers

Utility room to the rear of the garage with additional storage space & plumbing for appliances

24'3ft Garage with power & lighting

Driveway parking for vehicles

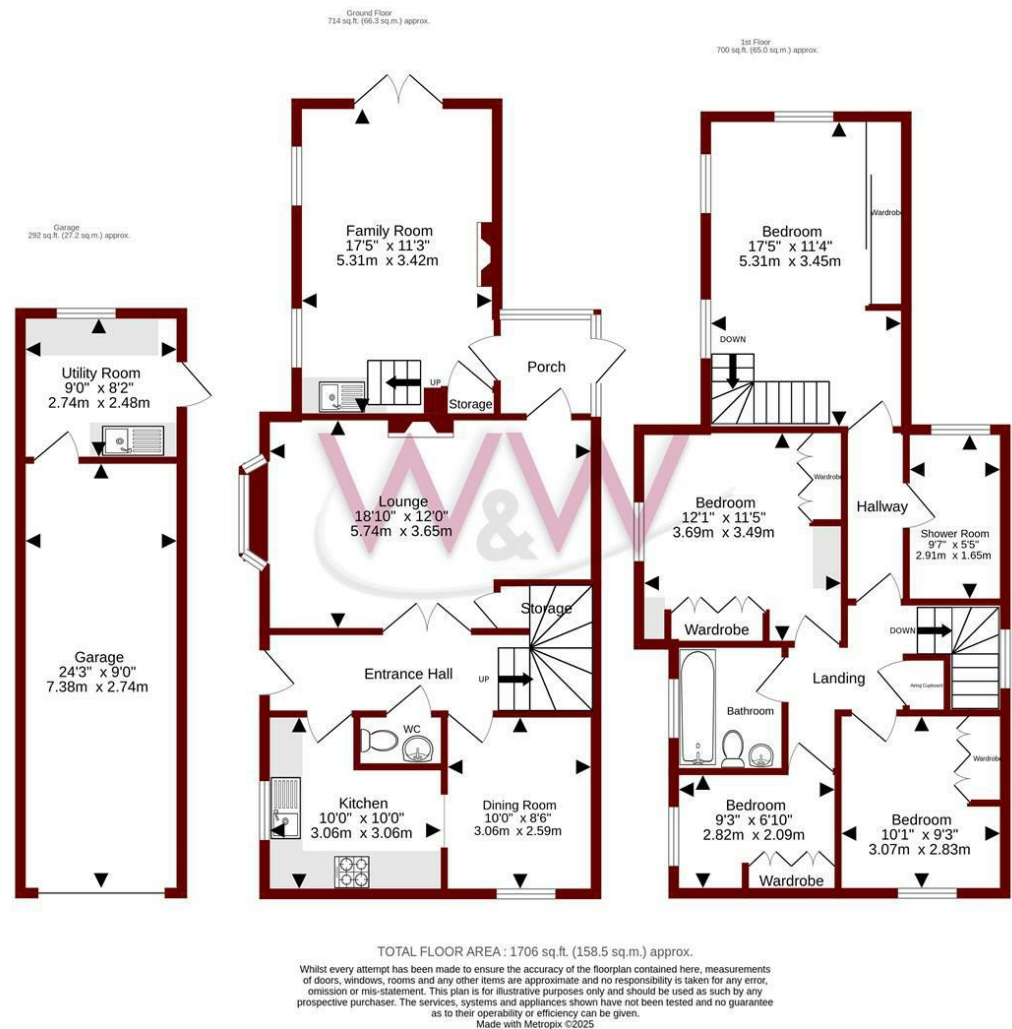
The property offers great potential for a self contained one bedroom annexe

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating with a '2025' replacement glow worm combination boiler

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

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) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - E

Potential EPC Rating - C

20e Bridge Road

Park Gate

Southampton

Hampshire

SO31 7GE

01489 577990

parkgate@walkerwaterer.co.uk

www.walkerwaterer.co.uk