



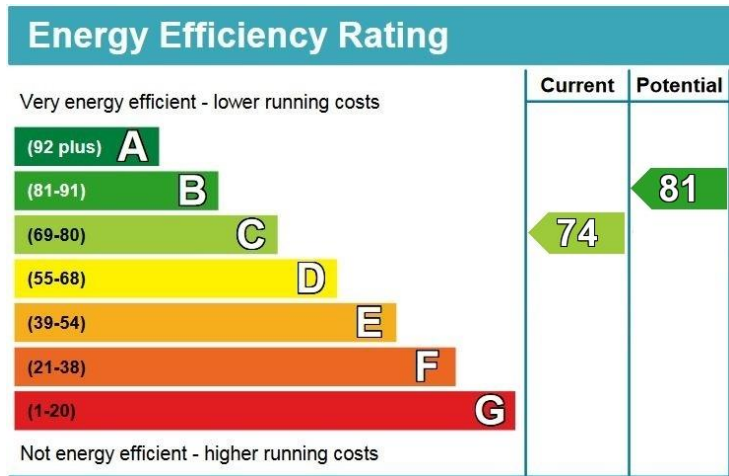


Bitterne
023 8042 2600



24 Maryland Close, Townhill Park, Southampton, Hampshire, SO18 2DX £300,000 Freehold

Welcome to Maryland Close! This extended, two-DOUBLE-bedroom semi-detached bungalow is positioned in one of the most requested cul-de-sacs within Townhill Park. You are welcomed by a bright entrance hall with oak doors leading to the primary rooms. The kitchen is modern, finished with high gloss cabinetry and featuring integrated appliances. The lounge is beautiful and bright with French doors leading to the extended dining room. The dining room has a glass lantern flooding the room with natural light. The shower room is finished with sleek tiling and a three-piece suite. Outside, there is a detached garage with light connected. The garden benefits from a patio seating area that leads to lawn with raised flower beds. This property is offered with NO FORWARD CHAIN and viewing is highly recommended.



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£300,000 Freehold

Approach:
Shared driveway leading to garage, lawn to side, pathway to front door.

Entrance Hall:
Smooth ceiling, hatch providing access to loft space, built-in storage cupboard, doors to:

Kitchen
7' 2" (2.18m) x 10' 10" (3.30m)::
Smooth ceiling, UPVC double glazed window to front, modern wall, base and drawer units with work surface over, stainless steel bowl and a half sink with drainer inset, built-in oven and microwave, gas hob with extractor over, integrated dishwasher, space for fridge/freezer, wall-mounted boiler combi boiler.

Lounge
16' 2" (4.93m) x 11' 2" (3.40m) max::
Smooth and coved ceiling, UPVC double glazed French doors and window to rear, radiator, fireplace.

Dining Room
8' 10" (2.69m) x 9' 7" (2.92m)::
Smooth ceiling with glass lantern light, UPVC double glazed windows to side, UPVC double glazed French doors to rear opening onto garden, radiator.

Master Bedroom
12' 5" (3.78m) x 11' 4" (3.45m)::
Smooth and coved ceiling, UPVC double glazed window to rear, radiator.

Bedroom Two
10' 8" (3.25m) x 7' 9" (2.36m)::
Textured ceiling, UPVC double glazed window to front, radiator.

Shower Room:
Smooth and coved ceiling, UPVC double glazed obscured window to side, WC, wash hand basin and shower cubicle with mains fed shower over, tiling to principal areas and floor, heated ladder towel rail.

Garage
16' 9" (5.11m) x 8' 1" (2.46m)::
Detached garage with double doors to front, two windows and pedestrian door to side, light connected.

Garden:
Wall and fence enclosed rear garden, patio seating area leading to lawn, raised flower beds, gated side access.

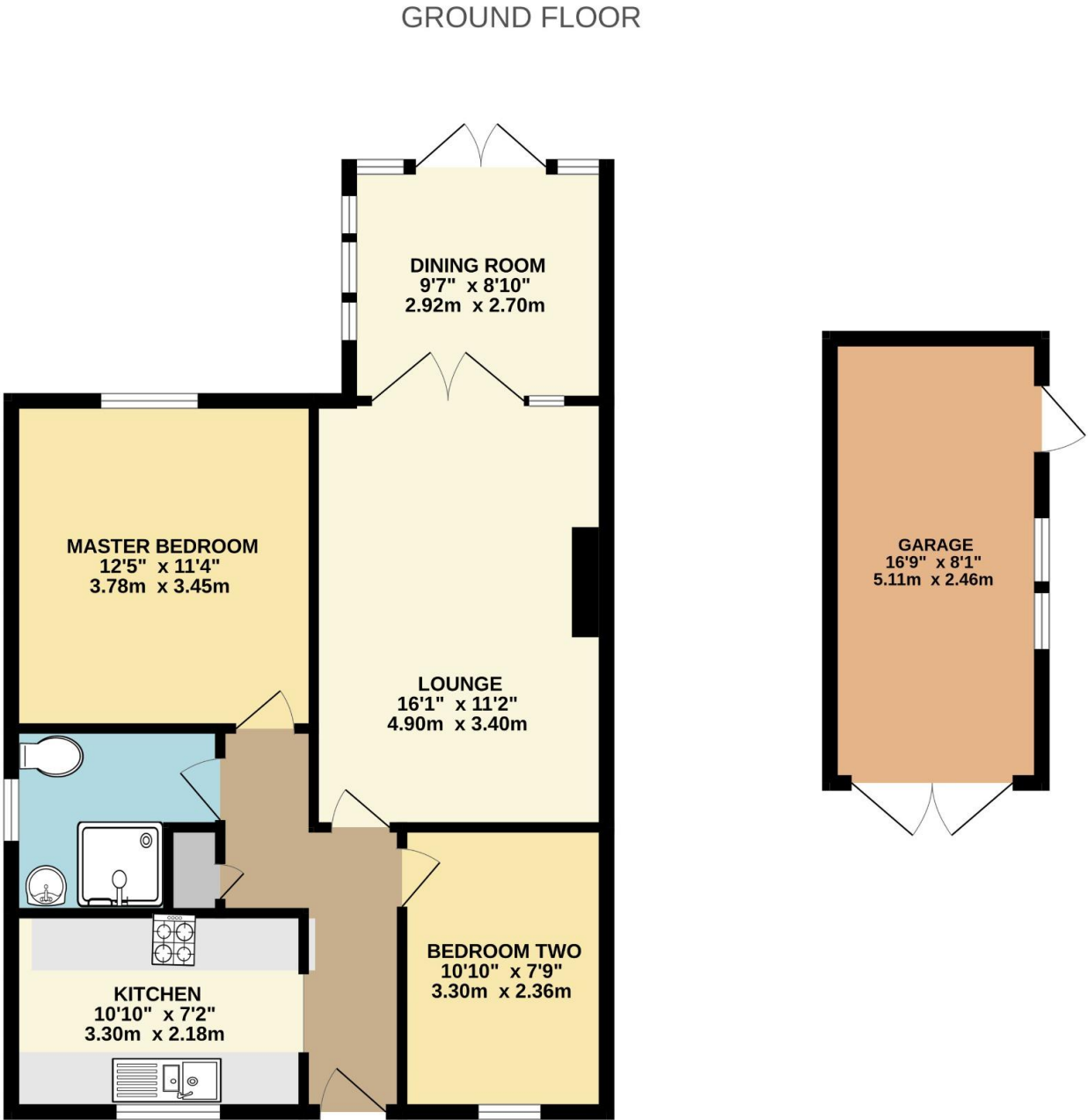
Services
Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band
Band C

Sellers Position
No Forward Chain

Offer Check Procedure
If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

Property Reference
FP100/230726/SM/D1



MARYLAND CLOSE, TOWNHILL PARK

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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Bitterne 249 Peartree Avenue Bitterne SO19 7RD 023 8042 2600	Shirley 391 Shirley Road Shirley SO15 3JD 023 8078 0787	Woolston 24 Portsmouth Road Woolston SO19 9AB 023 8039 3255	Auction Department 62 High Street West End SO30 3DT 023 8047 4274	Lettings & Block Management 2-4 New Road Southampton SO14 0AA 023 8071 0402	Do you need an Energy Performance Certificate? Field Palmer are able to offer EPC services across Hampshire and the south of England. We can offer mortgage advice Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.	
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