



Offers in excess of £285,000  
Simon Way, Southampton, SO18



 2  
Bedrooms

 1  
Bathroom

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Welcome to Simon Way! An immaculate and beautifully presented semi-detached family home offered with no forward chain. The ground floor features a charming bay-fronted lounge and a stunning open-plan kitchen, diner and family room with bi-fold doors opening to an enclosed rear garden. Upstairs, two generous double bedrooms and a luxurious four-piece bathroom are complemented by genuine scope to create a third bedroom or home office. Off-road parking, a carport and a private garage complete an impressive package. Hedge End Retail Park with Sainsbury's and M&S is just 1.2 miles away, with excellent local schools, Riverside Park, and fast transport links into Southampton and beyond all close to hand. A rare turn-key opportunity – early viewing highly recommended.

Welcome to Simon Way! Discover an exceptional family home where style, space and flexibility combine. Offered to the market with no forward chain, this beautifully presented semi-detached home is nestled within a sought-after neighbourhood in Southampton's SO18 postcode, enjoying both a quiet residential position and outstanding connections to the wider city.

Step inside to find an inviting bay-fronted lounge, perfect for cosy evenings or entertaining friends in comfort. To the rear, the home opens up into a remarkable open-plan kitchen, dining/family room – a contemporary space filled with natural light and enhanced by bi-fold doors leading directly to the enclosed rear garden. Whether you are hosting family get-togethers, enjoying daily life, or simply unwinding, this adaptable space caters for every occasion.

Upstairs, two generously sized double bedrooms provide superb accommodation, complimented by a luxurious four-piece family bathroom finished with a sleek, modern touch. There is also genuine potential to reconfigure the current layout to create a third bedroom or an office (being a 3 bed formally) making this an ideal choice for growing families or those seeking a dedicated work-from-home space.

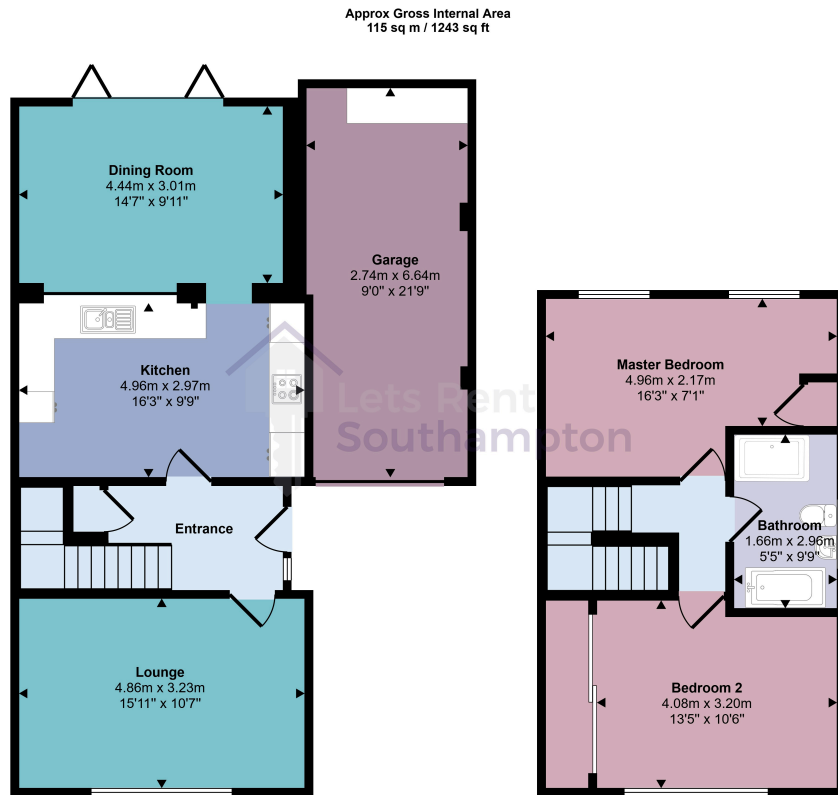
Practicality is at the heart of this home, with impressive off-road parking, a carport and garage – a rare feature that ensures everyday convenience for the busy household with scope for home gym, office or games room.

The location could not be better. Simon Way is set within an established residential area renowned for its friendly community and excellent amenities. Retail highlight is Hedge End Retail Park – just 1.2 miles away – which offers a superb range of major stores including Sainsbury's, Marks & Spencer, and a host of other well-known retailers, making the weekly shop effortlessly convenient.

Families are particularly well catered for with reputable local primary schools, including Thornhill Primary and Kanes Hill Primary, both within easy reach. For leisure and outdoor enthusiasts, Riverside Park along the picturesque River Itchen offers scenic riverside walks, cycling paths, and open spaces – the perfect setting for weekend relaxation or active family time.

Commuters benefit from effortless access into Southampton City Centre thanks to regular local bus services, with Southampton Central railway station offering fast rail connections to London Waterloo, Winchester and beyond. The nearby M27 also provides quick access across Hampshire and the South Coast.

This is a rare opportunity to secure a turn-key family home offering immaculate accommodation, flexible living, and an enviable location. Early viewing is strongly recommended to fully appreciate all that this outstanding property has to offer. Book your appointment today to experience Simon Way for yourself.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: Southampton, SO18

