



Spicers Hill, Hounslow, SO40 9ED
Southampton

£315,000

Property Type: Semi Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Well presented three bedroom semi detached home in popular Hounslow, ideal for first time buyers or young families. Benefits include two reception rooms, cloakroom, rear aspect kitchen, landscaped rear garden and brick built workshop. Conveniently located for Hounslow School, Totton town centre and commuter links.

- Three Bedroom Semi Detached House
- Ideal First Time Buyer Opportunity
- Popular Hounslow Location
- Two Reception Rooms
- Ground Floor Cloakroom
- Fully Boarded Loft Space With Velux
- Landscaped Rear Garden
- Brick Built Workshop
- Gas Central Heating & Double Glazing

Hamwic Independent Estate Agents are delighted to offer for sale this well presented and characterful three bedroom semi detached home, ideally positioned within the ever-popular Hounslow area of Totton.

This attractive home offers an excellent opportunity for first time buyers, young families or buyers looking to take the next step on the property ladder, combining well balanced accommodation with a practical layout and a highly convenient location. Benefits include two reception rooms, a ground floor cloakroom, fitted kitchen, three first floor bedrooms, family bathroom, a fully boarded loft room with Velux window, and a landscaped rear garden with a brick built workshop.

A lovely home in a highly sought-after location, offering a great balance of character, practicality and everyday convenience.





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Ground Floor Accommodation

Outside / Front

The property is approached via a brick set hardstanding frontage, retained by a brick wall, creating a pleasant first impression. Large brick steps rise to the front garden, which is mainly laid to gravel and enclosed by timber fencing, while a continuation of the brick pathway runs down the side of the property, providing access through to the rear garden via a timber gate.

Entrance Hall

The property is entered via a side positioned front door, opening into the entrance hall which provides access to the principal ground floor rooms. The hall features vinyl flooring, staircase rising to the first floor and fuse board location.

Lounge - Positioned to the front of the property, the lounge is a lovely main reception room with a bright and comfortable feel. A double glazed bay window draws in excellent natural light, while a feature fireplace surround with brick hearth creates an attractive focal point with space for an electric stove. This is a cosy yet well proportioned room.

Dining Room - To the rear, the dining room offers a separate and versatile second reception space, ideal for formal dining, entertaining or family use. The room benefits from a side aspect double glazed window, fitted carpet, radiator and a central chimney breast, while an opening through towards the rear helps the accommodation flow nicely into the kitchen area.

Cloakroom - Accessed from the dining room, the ground floor cloakroom is a particularly useful addition and is fitted with a low level WC and wash hand basin.

Kitchen - Positioned at the rear of the property, the kitchen enjoys a pleasant outlook over the garden together with direct access outside via a personal side door. Fitted with a range of work surfaces, base units, drawers and matching eye level cupboards with concealed lighting beneath, the kitchen also includes an integrated gas hob, refitted oven and grill, sink unit, and space/plumbing for a dishwasher, washing machine and fridge/freezer. Tiled flooring and a wall mounted gas combination boiler complete the room, which offers a practical and well arranged space for day-to-day use.

Construction: Brick Under Tiled Roof

Utilities: Mains Water, Mains Electric, Gas Central Heating

Council Tax Band: C

Local Authority: North East Devon Council





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All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.

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