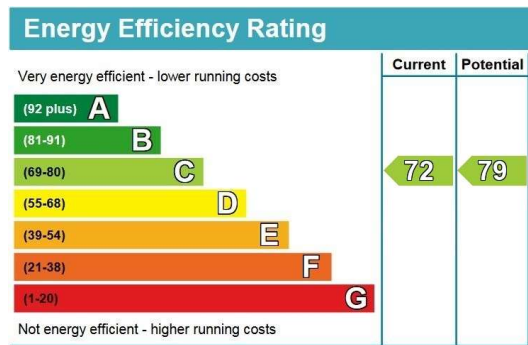




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ESTABLISHED 1900

023 8023 3288

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48 Harefield Road, Swaythling, Southampton, Hampshire, SO17 3TH 3 bedrooms £375,000 Freehold

DESCRIPTION
 Situated in the popular residential area of Swaythling, this well-presented three-bedroom semi-detached house. The ground floor accommodation comprises an entrance hall, a sitting room with a feature fireplace recess and a separate dining room. The fitted kitchen benefits from a range of wood-effect wall and base units, complementary work surfaces and integrated appliances. To the first floor are three bedrooms, including a spacious principal bedroom, together with a family bathroom fitted with a white suite and shower over the bath. Externally, the property enjoys generous front and rear gardens, predominantly laid to lawn with established trees, mature planting. A standout feature of this property is the two-storey detached timber cabin, providing excellent additional versatile space.

LOCATION
 Swaythling is a popular area for young families and working professionals. Swaythling Primary school is close by as well as a Cantell Secondary school. Walking distance to Southampton University. Situated close to the River Itchen, benefiting from access into Riverside Park with its large areas of parkland and river walks. Riverside Park also houses Woodmill Activity Centre which has a great variety of recreational facilities including kayaking. The location also benefits from walking access to Swaythling train station and access to the M27 is close at hand.

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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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Entrance Hall

Entrance door opening into the hallway with stairs rising to the first floor, useful storage cupboard and doors to the principal ground-floor rooms.

Living Room – 13'1" x 12'0" (3.98m x 3.67m)

Carpeted flooring, smooth walls and ceiling, radiator. Chimney breast with built in cupboards and shelving. Front-aspect window providing natural light.

Dining Room – 11'0" x 10'1" (3.35m x 3.08m)

Dining room with wood-effect flooring, smooth walls and ceiling, radiator and rear-aspect windows overlooking the garden.

Kitchen

Fitted with a range of wood-effect wall and base units, roll top work surfaces, inset sink and drainer, tiled splashbacks, integrated oven and hob, space for appliances and rear-aspect window.

First Floor Landing

Providing access to all three bedrooms and the family bathroom.

Bedroom One – 13'1" x 12'0" (3.98m x 3.67m)

Spacious double bedroom with carpeted flooring, smooth painted walls and ceiling, radiator and front-aspect window.

Bedroom Two – 11'0" x 10'1" (3.35m x 3.08m)

Further double bedroom with wood-effect flooring, smooth walls and ceiling, radiator and rear-aspect window.

Bedroom Three – 9'0" x 7'1" (2.75m x 2.16m)

Good-size third bedroom with wood-effect flooring, smooth walls and ceiling, radiator and rear-aspect window.

Bathroom – 6'3" x 6'1" (1.91m x 1.85m)

Fitted with a white suite comprising panel-enclosed bath with shower over and glazed screen, wash hand basin and WC, complemented by tiled walls and obscure-glazed window.

Outside

Particularly generous front & rear garden, predominantly laid to lawn with mature trees, established planting, raised growing beds and pathway leading to the substantial detached two-storey cabin.

Cabin – Kitchen/Sun Room – 18'1" x 14'1" (5.52m x 4.30m)

Impressive and versatile open-plan space featuring timber walls and exposed ceiling beams, fitted kitchenette and ample space for seating or dining. French doors open directly onto the garden and decked area.

Cabin – Shower Room – 6'1" x 5'2" (1.85m x 1.57m)

Fitted with a shower enclosure, WC and wash hand basin, with tiled shower area and patterned flooring.

Cabin – First-Floor Bedroom – 14'1" x 9'0" (4.30m x 2.75m)

Versatile first-floor room featuring a vaulted timber ceiling, exposed beams, wood flooring and window providing natural light.

Cabin – First-Floor Bedroom/Study – 14'1" x 9'1" (4.30m x 2.77m)

A further versatile room suitable for use as a study, home office, hobby room or additional occasional space, with vaulted timber ceiling and wood flooring.

COUNCIL TAX

Southampton City Council

BAND: B

CHARGE: £1,852.26

YEAR: 2026/2027

REFERENCE

S9014/BP/091026/D1

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 Pearsons.

VIEWING

Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

DIRECTIONS

From our Offices in London Road proceed in a northerly direction along The Avenue upon reaching the traffic lights turn right into Lodge Road and after proceeding for some distance take a left hand turning into Portswood Road and after proceeding for some distance proceed directly over the junction with Highfield Lane into the continuation of Portswood Road. After proceeding for some further distance, Harefield Road can be found as a turning on the left hand side and the property can be found on the right hand side.