



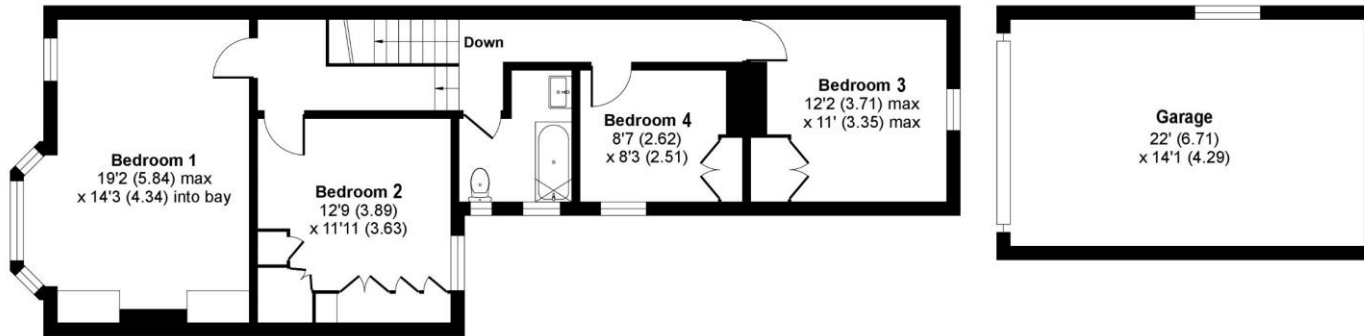
Shaftesbury Avenue, Highfield, Southampton, Hampshire, SO17 1SD



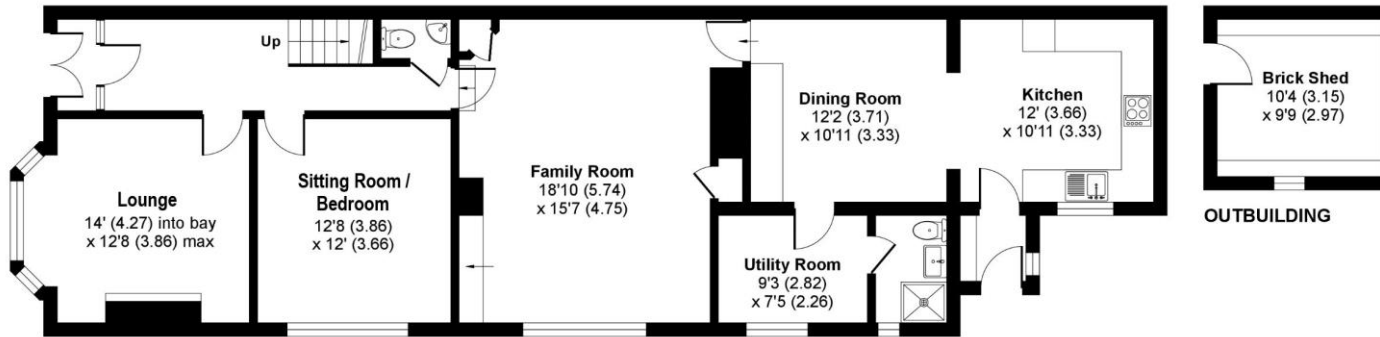
ACCOMMODATION

This spacious Edwardian detached house is located in a highly sought-after residential area and is ideally situated for access to the University, the city centre and the General Hospital together with the extensive nearby shopping facilities in Portswood Broadway. Boasting generous sized rooms of enviable proportions, the property features high level ceilings and also benefits from a level rear garden measuring 107' x 28' that enjoys an open yet private outlook. There is the added benefit of a larger than average 22' x 14' garage, a carport, a brick workshop and extensive off-road parking. Three large reception rooms are served by a cloakroom and the wet room style shower room allows for a ground floor bedroom if desired. The dining room has an adjacent utility room and an open aspect through to the modern, refitted kitchen that creates a pleasing social flow. On the first floor an exceptional principal bedroom extends the full width of the house and three further well-proportioned bedrooms are served by the bathroom that displays a three-piece white suite. Popular schools for all ages are found within close proximity.

Approximate Area = 2358 sq ft / 219 sq m (includes garage)
 Outbuilding = 101 sq ft / 9.4 sq m
 Total = 2459 sq ft / 228.4 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2021. Produced for Charters Estate Agents Limited. REF: 767949



SITUATION

Highfield is a highly sought-after residential area and is a short distance from The Common, city centre and the main university campus. Extensive shopping facilities that includes Sainsbury's and Waitrose together with cafes and bars are found nearby in Portswood Broadway. The Jubilee sports hall that has a gym and an indoor swimming pool is located in University Road and the Turner Sims concert hall is close by. A variety of popular pubs are within close proximity and the M3 & M27 motorway networks are easily reached. The Parkway railway station (opposite the international airport) provides a fast route to Waterloo.



SPECIFICATION

- Spacious Edwardian detached house
- Highly sought-after residential area
- Three large reception rooms with wet room style shower
- Open plan kitchen/dining room
- Four well-proportioned bedrooms
- 107' x 28' level rear garden with open yet private outlook
- 22' x 14' garage and brick workshop
- Extensive off-road parking

LOCAL AUTHORITY

Southampton City Council
Council Tax Band E

GUIDE PRICE

Asking Price £750,000

TENURE

Freehold