



Hillcrest Gardens, Waltham Chase, Southampton, Hampshire, SO32 2NF

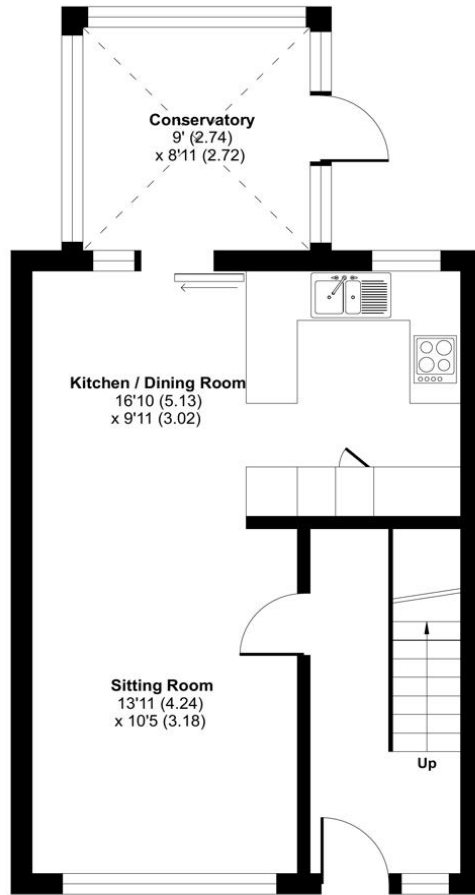


ACCOMMODATION

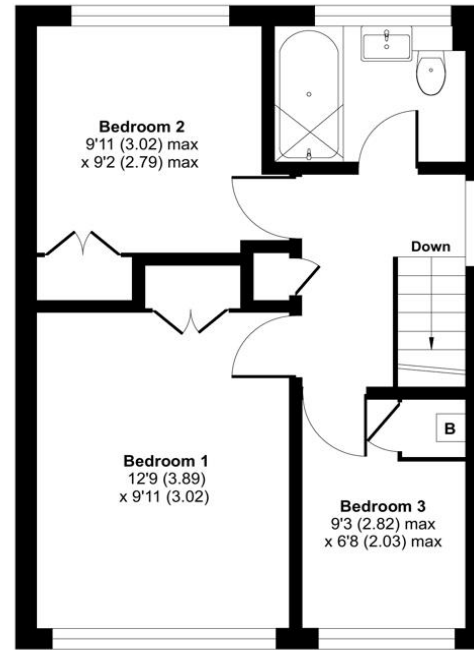
Nestled in the peaceful Hillcrest Gardens is this wonderfully presented three-bedroom semi-detached home, with a tree lined aspect to the rear driveway and double width driveway parking. Also offering excellently proportioned family accommodation throughout and conveniently located within strolling distance of the village shops and schools. The centrepiece of the home is the bright and spacious contemporary open-plan fitted kitchen/dining/living room with an extensive range of wall and base level cupboards and drawers, with integrated appliances a double-glazed door takes you through to the conservatory. The first floor offers three generous bedrooms, with the principal bedroom to the rear and the family bathroom concluding the accommodation. Externally there are delightful rear gardens with a large patio area, perfect for entertaining guests. A raised area of the garden is mainly laid to lawn with a timber frame structure for storage. The home is ideally placed for a growing family with access to the local schools and recreational facilities and plenty of countryside walks locally to enjoy.

Approximate Area = 918 sq ft / 85.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	74	
(55-68)	D		
(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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1015046



SITUATION

Waltham Chase is a delightful village, neighbouring the popular village of Bishop's Waltham. The village now has a primary school, Swanmore College of Technology, many village shops, several green areas, e.g. a recreation ground, a village hall and two traditional inns. The thriving cities of Winchester and Southampton are both only a short drive away, offering many famous attractions and amenities.



SPECIFICATION

- Three Bedroom Semi-Detached Home
- No Forward Chain
- Driveway Parking
- Open-Plan Ground Floor Accommodation
- Landscaped Rear Garden
- Close to Local Shops & Schools

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: C

GUIDE PRICE

Asking Price £365,000

TENURE

Freehold