

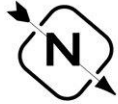


Brookvale Road, Highfield, Southampton, Hampshire, SO17 1PW



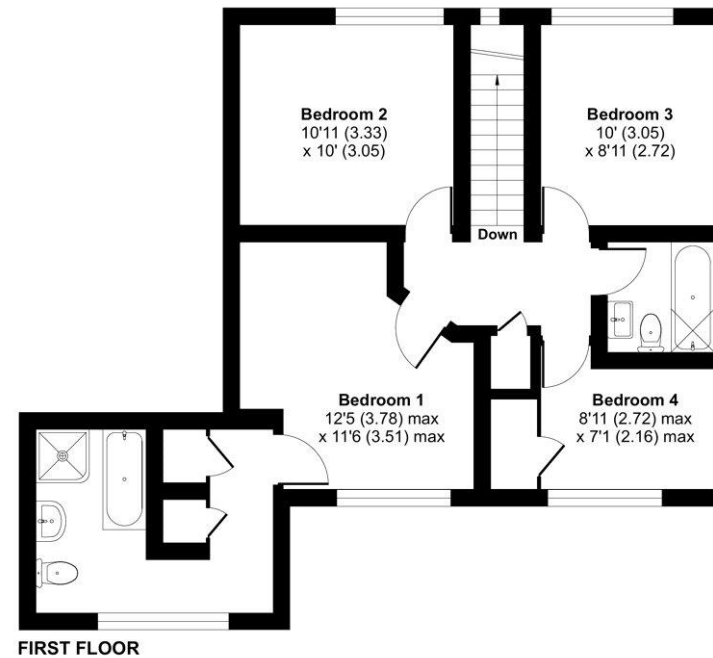
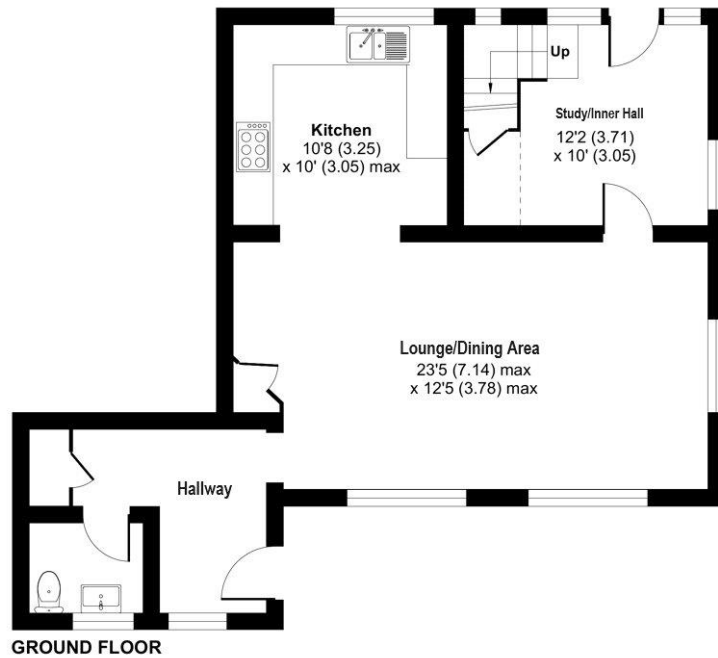
ACCOMMODATION

This distinctive semi-detached property is located in the highly sought-after Highfield area, boasting close proximity to Highfield Church, Waitrose and other amenities. Positioned favourably opposite substantial, high-value detached homes within a conservation area, it offers a prestigious setting. Ideal for families, it falls within the catchment area of both Highfield School and Portswood School. The exclusive residents' gardens accessed from Abbots Way are a notable feature of this highly aspired to neighbourhood and have a formal area comprising grass and hard surface tennis courts, manicured lawns, rose gardens and a summer pavilion. The informal gardens have allotments, a meadow and a stream together with mature trees and shrubs. The accommodation comprises a hallway with a cloakroom and the large lounge/dining room is an impressive space. The tiled floor flows seamlessly through to the kitchen which is a good size. The dual aspect study also has a tiled floor with doors to the garden and stairs ascend to the first floor. Here there is a landing with a useful store cupboard. The principal bedroom has a front aspect and the benefit of two built in wardrobes and an en-suite shower. Three further bedrooms are served by the family bathroom. The upstairs has huge potential to extend into the loft and the wiring and plumbing has already been prepared for this. Outside the driveway allows off road parking and a gate leads to the rear area that has an artificial lawn, power points and a store cupboard.



Approximate Area = 1304 sq ft / 121.1 sq m
 Total = 1304 sq ft / 121.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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 2024. Produced for Charters Estate Agents Limited. REF: 1083046



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 include 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

- Offered for sale with no forward chain
- Highly sought after location opposite high value houses
- Hallway with a cloakroom
- Spacious lounge with an open aspect to a kitchen/diner
- Principal bedroom with en-suite shower
- Two further bedrooms & a family bathroom
- Off road parking
- Minimal maintenance rear garden



LOCAL AUTHORITY

Southampton City Council
Council Tax Band F

ASKING PRICE

Asking Price £495,000

TENURE

Freehold