

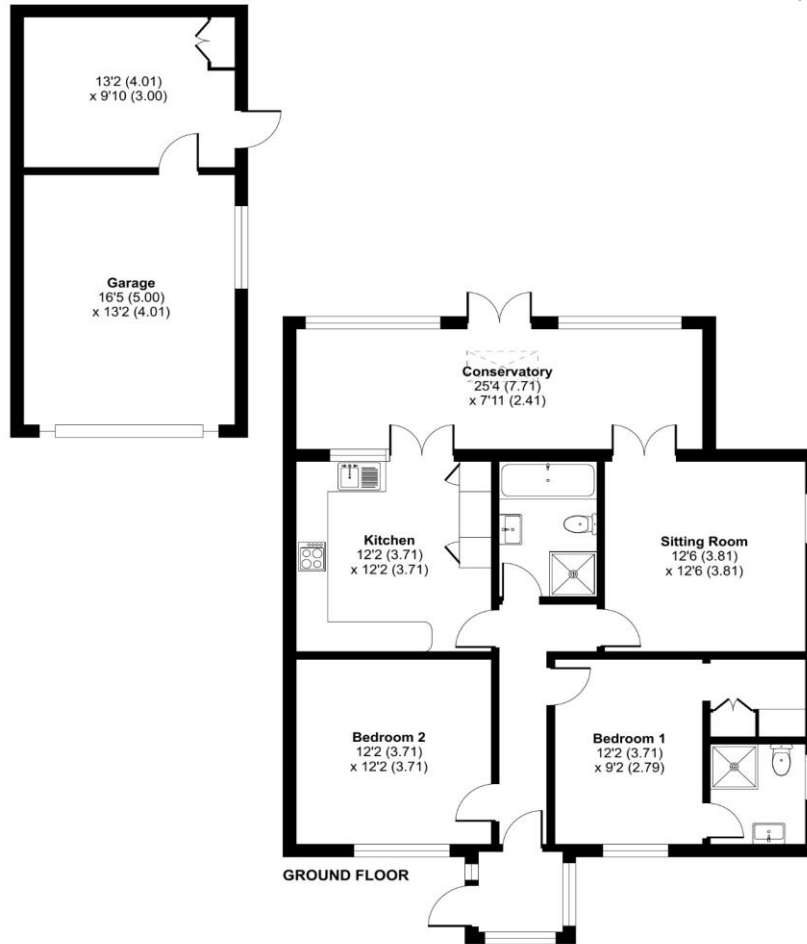


Glen Road, Swanwick, Hampshire, SO31 7HD



## ACCOMMODATION

This modernised and extended two-bedroom detached bungalow has been carefully and considerably designed with an abundance of natural light throughout, and offers great kerb appeal. The bungalow has undergone extensive work and offers the perfect 'turn-key home' while enjoying an elevated and private position within its plot. A large extension to the rear and a reconfiguration of the original room layout, has provided the bungalow with a contemporary open-plan kitchen/dining room with a good range of sleek wall and base units and fully integrated appliances. The room flows into the superb orangery extension, with double doors opening to the patio terrace. The wide central hallway provides access to the two double bedrooms to the front of the home. The principal bedroom enjoys built-in storage and a smart en-suite shower room. The sitting room and the stylish four-piece family bathroom with shower and heated towel rail completes the interior accommodation. To the front of the bungalow, a large elevated driveway provides ample parking and a rendered exterior creates a modern façade. The garage has been neatly converted into two separate spaces, with electric up and over door. There is a lovely courtyard garden, making this a low-maintenance garden, perfect for entertaining and al fresco dining.



Approximate Area = 1044 sq ft / 97 sq m  
 Garage = 351 sq ft / 32.6 sq m  
 Total = 1395 sq ft / 129.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Charters Estate Agents Limited. REF: 1107703



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## SITUATION

Swanwick is a village in Hampshire, east of the River Hamble and north of the M27 motorway. The village is the site of the London Area Control Centre and the London Terminal Control Centre, part of National Air Traffic Services Air Traffic Control Centre, and Bursledon Brickworks, the last remaining example of a Victorian steam-powered brickworks. Schooling in the area is excellent with Sarisbury Juniors being one of the best schools in the country. There are lovely walks to the nature reserve, marina and the river Hamble, with plenty of stop off points such as Spinnaker, Elm Tree and The Jolly Sailor. The sheltered location of Swanwick Marina and its excellent facilities make it an ideal base, with 24 hour access to the famous cruising grounds of the Solent. The picturesque River Hamble is one of the most important yachting centres in the U.K. This pretty 300 berth marina has the combined benefits of a fantastic setting plus excellent facilities.



#### **SPECIFICATION**

- Modern and extended bungalow
- Two double bedrooms
- En-suite shower room and stylish family bathroom
- Open-plan kitchen/dining room
- Sitting room
- Superb orangery
- Garage and ample driveway parking
- Landscaped front garden and private courtyard garden

#### **LOCAL AUTHORITY**

Fareham Borough Council

Council Tax Band D

#### **ASKING PRICE**

£425,000

#### **TENURE**

Freehold