



Friars Croft, Netley Abbey, Southampton, Hampshire, SO31 5PZ



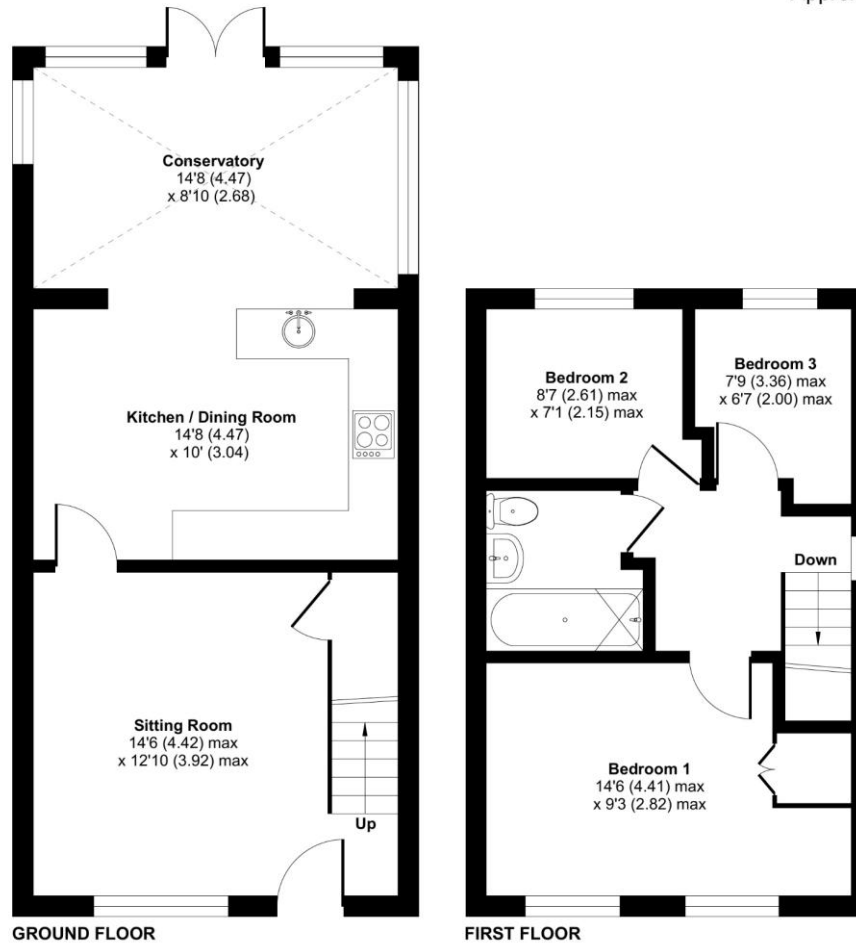
ACCOMMODATION

Positioned in a quiet cul-de-sac within the desirable area of Netley Abbey, this extended three-bedroom end of terrace home offers well-proportioned living space, tasteful upgrades and two allocated parking spaces in a strictly private carpark, located next to the property. The ground floor features a welcoming sitting room to the front, while the rear of the property has been extended to create a spacious kitchen/dining room that flows into a bright and airy conservatory. This versatile space opens out to a low-maintenance rear garden, which also benefits from a useful garden shed for storage. Upstairs, the home offers three bedrooms, including a generous main bedroom, along with a modern family bathroom. Bedrooms two and three provide flexibility for guests, children, or working from home. To the front, there is driveway parking for multiple vehicles, adding to the practicality of this comfortable home.



Approximate Area = 816 sq ft / 75.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2025. Produced for Charters Estate Agents Limited. REF: 1271302



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	71	
(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	



Scan the QR code to find out more information about this property.

SITUATION

The ancient village of Netley Abbey is situated between the city of Southampton and the historic village of Hamble. Netley has a traditional English village aesthetic boasting many local amenities and shops including grocery stores, a baker, chemist, hairdressers and post office. The buoyant boating communities at The River Hamble and the Solent Estuary are close by, as are the Rose Bowl, Meon Valley Hotel Golf and Country Club and Royal Victoria County Park, where you can walk and ride on tracks through the surrounding woodland with access straight onto the waterfront. Local independent schooling is highly regarded with West Hill Park, Fairways, St Mary's Independent School and The Gregg and St Winnifred's Schools Trust all nearby. Communication links include a station with connections to Southampton and Portsmouth, road access to M27 and M3, and Southampton International Airport for further afield destinations.



SPECIFICATION

- Three bedrooms
- Upgraded by current owner
- Light-filled conservatory extension
- Two allocated parking spaces in a private carpark
- Sought-after Netley Abbey location

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band C

ASKING PRICE £325,000

TENURE

Freehold