

Denmead Road - £310,000

Stanford  
Est 2005



# 7 Denmead Road, Harefield, Southampton, SO18 5GS

**Asking Price £310,000**

Stanford Estate Agents are delighted to present this extended & spacious five/six bedroom semi detached house in Harefield. The property does require some updating & boasts a lounge, dining room, garage, driveway parking & is being offered with no forward chain. An internal viewing is very highly recommended.

## ENTRANCE HALL:

Textured ceiling, double glazed window to side aspect, stairs to first floor landing, radiator.

## LOUNGE: (16'1" x 12'9")

Textured ceiling, double glazed window to front aspect, radiator.

## DINING ROOM: (10'1" x 9'11")

Textured ceiling, double glazed French style doors to rear aspect leading out to the rear garden, radiator.

## KITCHEN: (10'11" x 9'0")

Smooth plaster ceiling, double glazed window to side aspect, double glazed door to side aspect leading to the garage, a range of wall mounted & base level units, roll top work surfaces, stainless steel sink & drainer with mixer tap above, built in gas hob & electric oven with extractor hood above, tiling to principle areas.

## FIRST FLOOR LANDING:

Textured ceiling, loft hatch, airing cupboard.

## BEDROOM 1: (11'1" x 10'11")

Smooth plaster ceiling, double glazed window to front aspect, radiator, built in wardrobe.

## BEDROOM 2: (10'2" x 9'11")

Textured ceiling, double glazed window to rear aspect, radiator, built in wardrobe.

## BEDROOM 3: (9'11" x 8'4")

Smooth plaster ceiling, double glazed window to rear aspect, radiator.

## BEDROOM 4: (9'2" x 8'2")

Smooth plaster ceiling, double glazed window to front aspect.

## BEDROOM 5: (9'7" x 9'2")

Smooth plaster ceiling, double glazed window to rear aspect, radiator.

## BEDROOM 6/STUDY/DRESSING ROOM: (9'3" x 7'2")

Smooth plaster ceiling, double glazed window to front aspect.

## FAMILY BATHROOM: (5'11" x 5'7")

Smooth plaster ceiling, Velux window, inset down lighting, panel enclosed bath with shower above, low level WC, wash hand basin, heated towel rail, part tiled walls.

## FRONT GARDEN:

Laid to lawn with steps leading up to the front door. Concrete driveway provides off road parking for one car.

## GARAGE:

Single garage with outward opening doors, partially converted with a WC to rear & an internal door providing direct access into the kitchen.

## REAR GARDEN:

The secluded & enclosed rear garden is of a very good size & is mainly laid to artificial grass with a patio area.

## OTHER INFORMATION:

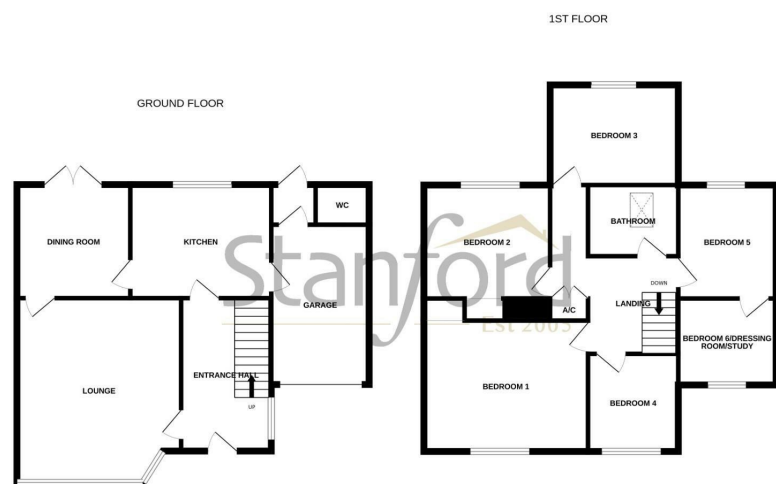
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: Harefield Primary School

SECONDARY SCHOOL: Woodlands Community College



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hoxpoxi 2024.



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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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