



9 The Crescent, Netley Abbey  
Southampton, Hampshire SO31 5BG

Guide Price £445,000 Freehold

A deceptively spacious and significantly extended and improved four bedroom bungalow set in a sought-after location in Netley. The accommodation comprises of: entrance hallway, living room, a stunning, 17'8 modern kitchen / dining room, conservatory opening out onto the beautiful rear garden, three bedrooms and a family bathroom on the ground floor and a further double bedroom upstairs. The rear garden of The Crescent is a real feature as the corner plot extends to approximately 1/3 acre and offers a home office, bar and entertaining area, along with a number of outbuildings and a garage. Viewing is absolutely essential to appreciate this property and all it has to offer. Call us now to request an internal inspection. Council Tax Band B. EPC Rating C.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





## Overview

- FOUR BEDROOM SEMI DETACHED
- CORNER PLOT OF APPROX 1/3 ACRE
- STUNNING OPEN PLAN KITCHEN / DINING ROOM
- CONSERVATORY OPENING ONTO REAR GARDEN
- FAMILY BATHROOM
- PLENTY OF OFF ROAD PARKING
- JACK AND JILL BATHROOM
- OUTBUILDINGS & GARAGE
- GAS CENTRAL HEATING
- VIEWING ESSENTIAL



A deceptively spacious and significantly extended and improved four-bedroom bungalow set in a sought-after location in Netley. The property benefits from a 1/3-acre corner plot with a beautiful, enclosed and private rear garden.

The accommodation comprises of: entrance hallway, living room with fireplace, a stunning, large modern open plan kitchen / dining room, leading onto the conservatory with doors to the rear garden There are three bedrooms and a family bathroom on the ground floor and a further double bedroom upstairs.

The rear garden of The Crescent is a real feature as the corner plot extends to approximately 1/3 acre and offers a home office, bar and entertaining area, along with a number of outbuildings and a garage. Viewing is absolutely essential to appreciate this property and all it has to offer. Call us now to request an internal inspection.

**Council Tax Band - B**

### Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the property before deciding to proceed with a purchase.