



23a Station Road, Netley Abbey,
Southampton, SO31 5AE

HAMBLE
ESTATE AGENCY

team

23a Station Road - £269,950

A light and airy 4 bedroom town house in the heart of Netley Village. Open plan living space, walking distance to Royal Victoria County Park and Netley foreshore.

- * 4 BEDROOM TOWNHOUSE * MODERN NEUTRAL DECOR THROUGHOUT * 2 BATHROOMS * OPEN PLAN LIVING/KITCHEN/DINING * GAS CENTRAL HEATING
- * UPVC DOUBLE GLAZING * COURTYARD GARDEN
- * PARKING FOR 2/3 CARS * CENTRAL VILLAGE LOCATION



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Approach to the property via a driveway leading to a canopied entrance porch, door to outside storage cupboard. Front door leading to Entrance Hall with stairs rising to first floor accommodation, understairs storage, open doorway to the open plan Living/Dining/Kitchen. The Living area has French doors to the front with windows either side opening into the Dining area. The Kitchen is modern and stylish fitted with a matching range of wall and base units comprising a combination of cupboards and drawers with roll edge work surfaces, stainless steel sink unit with mixer style tap, glass splashback, space for tall fridge/freezer, space and plumbing for automatic washing machine, breakfast bar with seating for 2/3 people as well as space for a dining table, window overlooking the rear and glazed door leading to the rear courtyard garden.

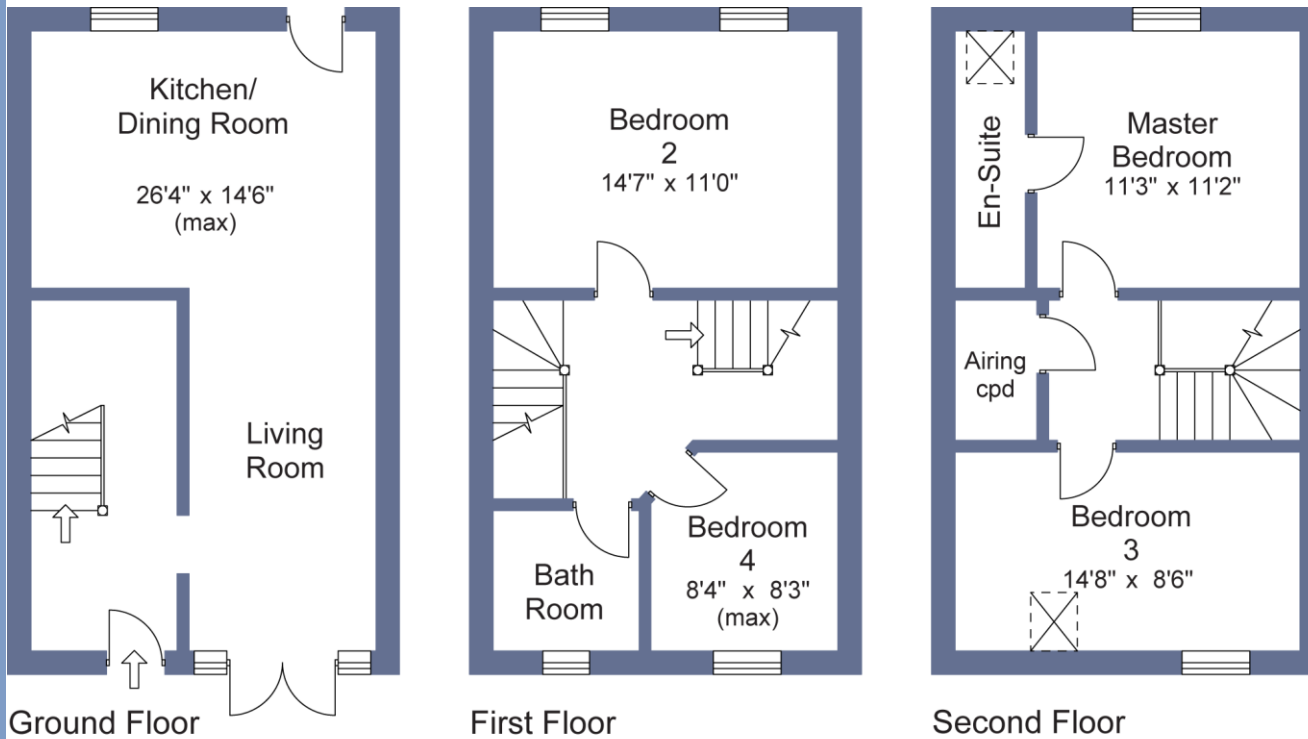
First Floor Accommodation. Stairs rising to the second floor accommodation, spacious landing. Master Bedroom with two windows overlooking the rear. Bedroom 4 with window overlooking the front, a single size room or a small double. The Family Bathroom has a modern white suite with panel bath with mixer style tap and shower attachment, fully tiled within the bath area, WC, vanity wash hand basin with cupboard under and mixer style tap, heated towel rail, wall mounted light, extractor fan and opaque window to front.



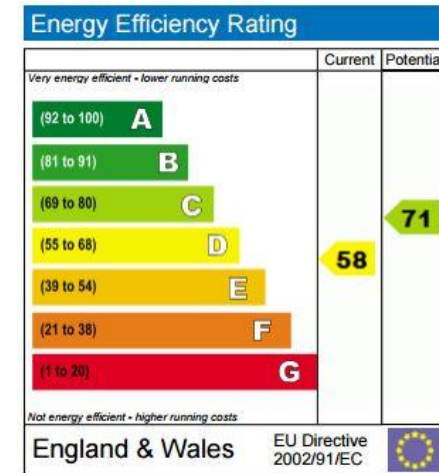
Second Floor Accommodation. On the landing is a hatch to the roof space, door to the large airing cupboard housing the hot water cylinder, ample shelving and hanging space. Bedroom 2 with large window overlooking the rear, a good size room with door leading into the En Suite with sky light window to front. A modern white suite comprising vanity wash hand basin with mixer style tap, complementary tiling, WC, built in shower cubicle, fully tiled within fitted with a mixer shower, heated towel rail. Bedroom 3 has skylight window as well as tall window overlooking the front, a good size double room.



Outside the Front Garden is driveway parking for 2/3 cars. The Rear Courtyard Garden has gated access leading to the public pathway, fully enclosed with paved patio.



Approx Gross Floor Area = 1173 Sq. Feet



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