



Wild Arum Way, Knightwood Park, SO53 4LU

Jonathan Rees



Positioned in Knightwood Park this attractive large three bedroom link detached home benefits a master bedroom with en-suite, sitting room, conservatory, ground floor study/dining room and garage with driveway.



£350,000

Three Bedrooms
Link-Detached
Garage and Driveway
Three Reception Rooms
Master Bedroom with En-Suite
Gas Central Heating
Double Glazed



ENTRANCE HALL

Stairs to the first floor, doors to the ground floor rooms.

CLOAKROOM

Window to front aspect, cupboard, low level WC, wash hand basin.

SITTING ROOM 15' 7" x 12' 4" (4.75m x 3.76m)

Window to side aspect, sliding doors to the conservatory, feature fireplace.

STUDY/DINING ROOM 11' 4" x 7' 2" (3.45m x 2.18m)

Built in wardrobe, window to front aspect.

KITCHEN 10' 4" x 8' 9" (3.15m x 2.67m)

Door to the rear garden, a range of eye and base units, space for appliances.

CONSERVATORY 13' 9" x 13' 5" (4.19m x 4.09m)

Door to the rear garden.

BEDROOM ONE 10' 4" x 9' 5" (3.15m x 2.87m)

Wardrobe, window to rear aspect.

EN-SUITE

Low level W/C, wash basin, shower unit and window to the side aspect.

BEDROOM TWO 10' 3" x 8' 9" (3.12m x 2.67m)

Window to rear aspect, wardrobe.

BATHROOM

Window to side aspect, three piece suite comprising low level WC, wash hand basin, bath with shower over.

BEDROOM THREE 11' 2" x 6' 4" (3.4m x 1.93m)

Window to front aspect, cupboard.

OUTSIDE

To the front of the property the property has access to the garage and front door, the rear garden is mainly laid to lawn with patio area and access to the garage.

GARAGE

Up and over door, door to the rear.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here this plan is for illustrative purposes only and should only be used such by any prospective purchaser.

IMPORTANT NOTICE

These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

100 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

t: 023 8027 6500

e: sales@jonathanrees.com

Key Information

LOCAL AUTHORITY INFORMATION

Test Valley Borough Council
Tax Band 'D'

LOCAL SCHOOLS INFORMATION

Infant/Junior: Knightwood Primary School
Secondary: Toynee Secondary School

EPC RATING

D/65

