



  
**hythe&waterside**  
ESTATE & LETTING AGENTS

**30 Charnwood Way**  
Langley, Southampton

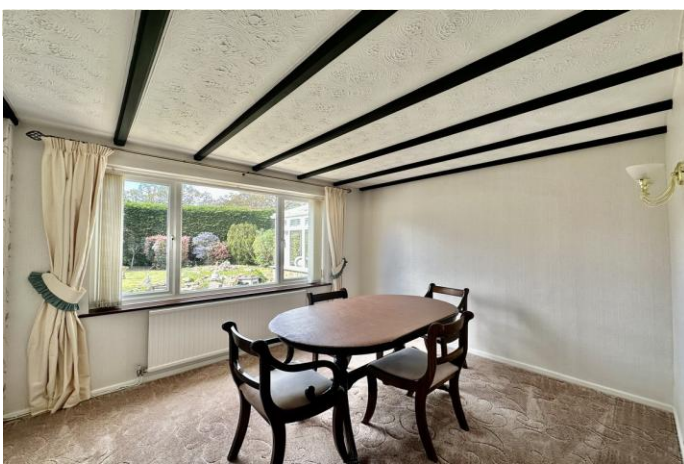
- DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- KITCHEN & UTILITY ROOM

**£535,000**

**EPC Rating**

TBC





## Property Description

**ENTRANCE PORCH & HALLWAY** At the front of the property the enclosed porch has a UPVC door with double glazed side panels to each side. As you enter, the generous hallway has doors leading to the living room, dining room, kitchen and downstairs cloakroom and there are stairs leading to upstairs.

**LIVING ROOM 20' 10" x 11' 07" (6.35m x 3.53m)** The double aspect living room has a bay window with large sill, overlooking the front of the property and patio doors at the rear leading out to the conservatory. There is plenty of room for sofas and lounge furniture, and the feature stone fireplace with coal effect fire and stone display shelving is a lovely feature.



**DINING ROOM 12' 11" x 11' 05"** (3.94m x 3.48m) The separate dining room has a large window overlooking the rear garden, and this lets plenty of light into the room.

**KITCHEN 13' 10" x 9' 10"** (4.22m x 3m) The fitted kitchen has a good range of base cupboards and drawers in an oak finish, complimented with grey stone effect worktops and white tiled splashbacks. There are co-ordinating wall units, some with glass fronts, and the matching display shelving completes the look. There is a double range Diplomat cooker, a built in Bosch dishwasher and a built in Bosch fridge, along with a 1 1/2 bowl sink and drainer. The kitchen has vinyl flooring. There is a Glow Worm Floworn energy 15r boiler. The window overlooking the rear garden makes this a lovely light room, and the kitchen is accessed from the entrance hallway, and has a door leading to the utility room.



**UTILITY ROOM 7' 02" x 6' 08"** (2.18m x 2.03m) This useful separate utility room is adjacent to the kitchen. It has further wall and base units matching the kitchen, light granite effect worktops and a stainless steel sink and drainer with chrome mixer tap. there is a built in washing machine and tumble dryer. The UPVC door leads out to the rear hallway, and the vinyl flooring continues from the kitchen.



**HALL & STORE** The part brick, part glazed rear hallway is accessed from the utility room. This is a really useful space with a door to the double garage and a door to the separate store room. There is a door leading out to the back garden. The store room houses the meters and has lots of useful shelving.

**CONSERVATORY 11' 07" x 9' 09"** (3.53m x 2.97m) This lovely conservatory has patio doors leading into the lounge. There are both roof and window blinds, the floor is tiled, and there is a glazed door leading to the garden. This is a lovely room to sit and relax and enjoy the views of the garden.



**CLOAKROOM 4' 10" x 4' 06"** (1.47m x 1.37m) The downstairs cloakroom has a white suite with a low level WC and a vanity wash hand basin, and the walls are fully tiled.

**BEDROOM 1 12' 09" x 12' 02"** (3.89m x 3.71m) This good sized master bedroom has a large rear aspect window overlooking the back garden, allowing lots of natural light into the room. The bedroom benefits from an en-suite shower room.



**ENSUITE 8' 04" x 4' 10"** (2.54m x 1.47m) The master en-suite has a fully enclosed quadrant shower cubicle fitted with a Briston mains shower. There is a modern white suite with built in low level W.C and vanity wash basin with fitted cupboards providing useful storage. There is also a matching wall cabinet, a mirror and spotlights. The large [privacy window makes this a lovely light room, and there is a white heated towel rail.



**BEDROOM 2 15' 10" x 11' 11"** (4.83m x 3.63m) This large double bedroom has a window overlooking the rear garden. There is lots of room for a bed and bedroom furniture and has a range of fitted wardrobes.



**BEDROOM 3 10' 02" x 9' 05"** (3.1m x 2.87m) Another light and airy bedroom, with ample room for a bed and additional bedroom furniture. The room is currently set as a single bedroom and has a rear aspect window overlooking the garden.



**BEDROOM 4 9' 03" x 8' 00"** (2.82m x 2.44m) This bedroom has a front aspect window overlooking the front of the property. It would make an ideal single bedroom, nursery or home study.

**FAMILY BATHROOM 7' 11" x 7' 01"** (2.41m x 2.16m) The family bathroom has a bath, vanity wash basin and W.C. There is a front aspect window and a large white heated towel rail.

**DOUBLE GARAGE 16' 08" x 16' 01"** (5.08m x 4.9m) The large double garage has an electric door .to the front. There is also an internal door to the inner rear hallway and store room.

**REAR GARDEN** This is a lovely spacious, private rear garden. The main garden area has 2 sheds, and a small summerhouse, and is well screened with fencing and mature hedging. There is a decorative walled raised flower bed, with rockery and ornamental pond, and there are mature shrubs and trees providing year round colour and interest. There is a large lawned area, flower beds and patio areas, providing different places to sit and relax, and there are doors from the conservatory and from the rear hallway. The garden also has an additional paved area to the side of the property, with flower bed and mature hedging, and a path leading to the front access side gate.



**FRONT OF PROPERTY** This property is on a corner plot and has a private driveway with mature hedging to the sides.. The driveway leads to the double garage and there space for parking several cars. There are side gates leading to the rear garden.



**PROPERTY INFORMATION** This surprisingly spacious house is set on a corner plot on a quiet street, in the ever popular are of Langley. The house has 2 reception rooms, a conservatory, a fitted kitchen with separate utility room and a downstairs cloakroom. With the added benefit of the rear hallway, storage room, and large integral double garage there is great potential to make this the home of your dreams. Upstairs you will find 4 good sized bedrooms, 1 with an en-suite shower room, and there is a family bathroom. The house has UPVC double glazing and gas central heating throughout. With some cosmetic internal modernisation this would make a lovely family home. The rear garden is a real asset.



**AREA** Langley is a sought after area to live. With the New Forest National Park on your doorstep, and the local beaches of Lepe and Calshot close by this is a great place for families of all ages. There are local shops and amenities near by, with more to chose from in the popular village of Blackfield, and the popular market town of Hythe.

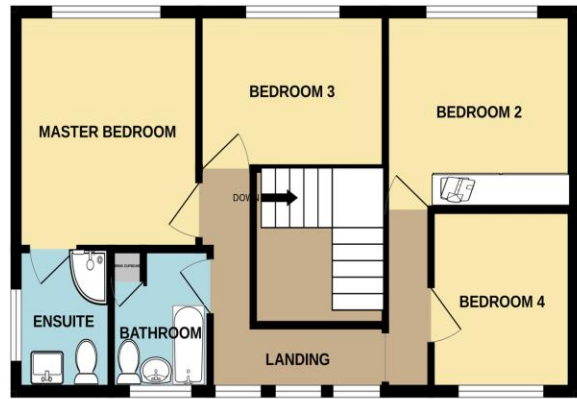
**ADDITIONAL INFORMATION** The property has  
No forward chain  
Council Tax Band E  
EPC Rating TBA



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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