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**BROOK**  
INDEPENDENT  
ESTATE AGENTS



## 19a Botley Road

Park Gate, Southampton, SO31 7FP

**£365,000**



Brook Independent Estate Agents are delighted to present to the market this spacious three double bedroom home situated in the most convenient of locations. The area is a popular choice as it is well placed for access to a network of commuter routes, the mainline station and an abundance of amenities and shopping plus schools of excellent repute. A short drive are the commerce centres of Whitley and Segensworth plus the Locks Heath Centre with its everyday shopping and community facilities popular coffee house and Waitrose Supermarket.

The property has an attractive façade and a warm welcoming feel further enhanced by a good internal layout. The kitchen is well equipped with ample preparation space and room for white goods, the garage is accessed from the hallway and if required could be converted into a second reception room. The living room diner is light and bright perfect for relaxing or entertaining. The conservatory is a versatile room ideal for formal dining or use as a playroom. On the first floor are three well-proportioned double bedrooms, a smart four piece bathroom with modern sanitary ware and corner shower cubicle and a double width airing cupboard housing hot water tank and shelving. To complement the garden is a sunny aspect and lawned with low maintenance in mind. To the front the added benefit of this fine home is the ample parking and garage.

In summary an ideally situated three bedroom detached family home within walking distance of all necessities, an early inspection is highly advised.



Kitchen 14'4 x 7'5 (4.37m x 2.26m)

Lounge/Dining Room 19'6 x 16'6 (5.94m x 5.03m)

Conservatory 10'10 x 8'3 (3.30m x 2.51m)

Bedroom One 10'10 x 10'1 (3.30m x 3.07m)

Bedroom Two 12' x 8'8 (3.66m x 2.64m)

Bedroom Three 8'8 x 8'5 (2.64m x 2.57m)

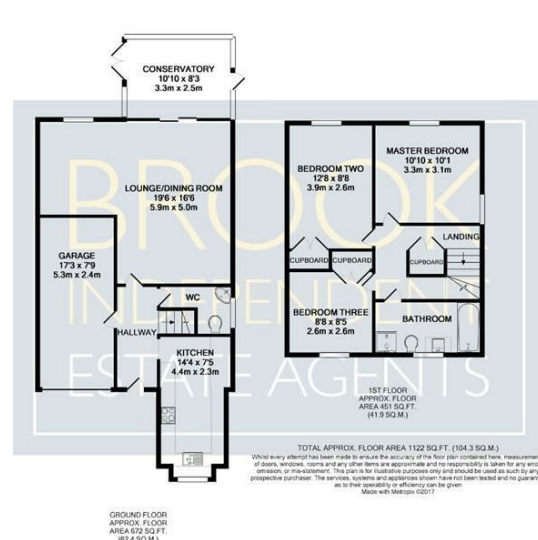
Bathroom

Garage 17'3 x 7'9 (5.26m x 2.36m)

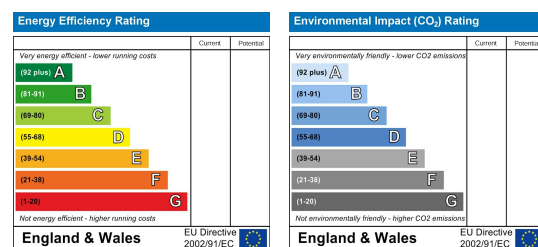
## Area Map



## Floor Plans



## Energy Efficiency Graph



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