

33 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH

Tel: 01489 885500

admin@brookindependent.co.uk

www.brookindependent.co.uk

BROOK
INDEPENDENT
ESTATE AGENTS



11 Barnes Close

, Sarisbury Green, SO31 7BU

£334,950



Set in a top location close to Holly Hill Woodland Park and close to Sarisbury School, this 1960's home has been cleverly extended to provide some of the best family accommodation available in the price range. There are plenty of outstanding features but most obviously a full width rear extension with vaulted ceiling overlooking the south facing garden which almost doubles the size of the original ground floor. The bedrooms are all of good proportion (two with fitted wardrobes) and a modern refitted bathroom make up the first floor. Outside there is a summerhouse/work from home office and a solid brick shed set in a low maintenance south facing garden.

The whole property has a light and airy atmosphere with a modern up to date feel effected by the many recent improvements. In our opinion it offers amongst the best value homes in the locality which could work as a family home for many years.

Barnes Close is a cul de sac adjacent to Holly Hill with a mixture of house and small bungalows. There are some local shops literally across the road with more comprehensive ones available less than a mile away at the Locks Heath Shopping Centre which also has many other community facilities. The M27 is just about a two mile drive away with easy access routes to Portsmouth, Southampton and the M3 to London. Rail Links from Swanwick are about one and a half miles away.

The property is available for viewing by appointment.



Entrance Porch 6'6 x 4'0 (1.98m x 1.22m)

Kitchen 18'2 x 9' (5.54m x 2.74m)

Living Room 18'4 x 11'2 (5.59m x 3.40m)

Family Room/Diner 20'6 x 13'2 (6.25m x 4.01m)

Bedroom One 14'2 x 12'6 (4.32m x 3.81m)

Bedroom Two 9'6 x 9'2 (2.90m x 2.79m)

Bedroom Three 8' x 7'4 (2.44m x 2.24m)

Family Bathroom

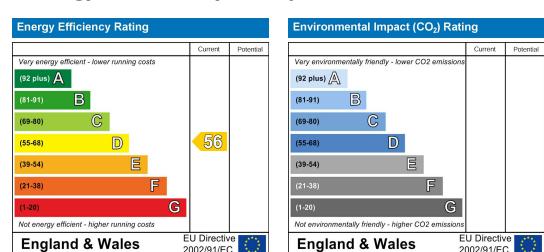
Separate WC

Area Map



Floor Plans

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.