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40 Granby Grove, Highfield, Southampton, Hampshire, SO17 3RZ

4 bedrooms £425,000 Freehold

DESCRIPTION

This four-bedroom semi-detached family home offers spacious and versatile accommodation arranged over three floors. Situated in the popular area of Highfield. The ground floor comprises an entrance porch, hallway, a bay-fronted lounge, separate dining room and fitted kitchen with access to the rear garden. The first floor provides three bedrooms and a family bathroom, whilst the second floor features a further bedroom with useful eaves storage. Externally, the property benefits from an enclosed rear garden, predominantly laid to lawn with established trees, shrubs, a gravelled seating area and timber summerhouse. To the front is a garden area with mature planting, shared driveway to the side leadings to a single garage. Permit parking is also available.

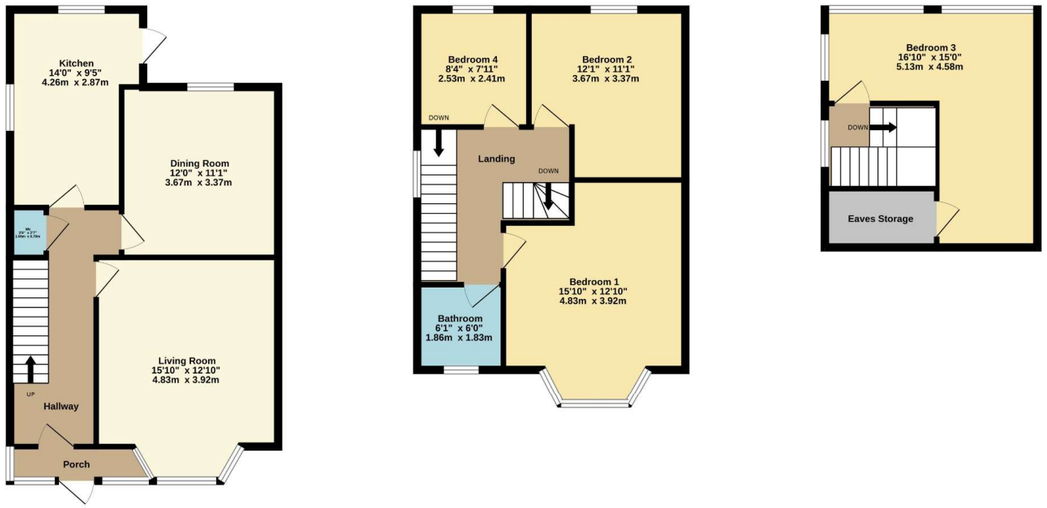
LOCATION

Highfield is a conservation area and a highly sought after residential area within one and a half miles of the City Centre. Southampton University and the Common are both within walking distance as are local schools and day to day shopping facilities in Portswood High Street including Waitrose Supermarket. The City Centre offers a comprehensive range of shopping and leisure facilities and Southampton Central Train Station connecting to London (Waterloo) can also be found with a travelling time of approximately one hour and twenty minutes. Motorway connections are well catered for with both access to the M3 for London and Winchester and the M27. Southampton International Airport can be located at Junction 5 of the M27 approximately three miles away.

Ground Floor
572 sq.ft. (53.2 sq.m.) approx.

1st Floor
498 sq.ft. (46.2 sq.m.) approx.

2nd Floor
252 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 sq.m.) approx.

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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40 Granby Grove, Southampton, Hampshire, SO17 3RZ

Entrance Hallway
Front door entrance from porch, wooden flooring, radiator, downstairs W.C. doors to all rooms and stairs to first floor.

Living Room
Double glazed bay window to the front aspect, fitted carpet, textured walls, picture rail, ceiling coving and radiator. Spacious reception room with ample space for seating and additional furnishings.

Dining Room
Double glazed window overlooking the rear garden, fitted carpet, textured walls, picture rail, ceiling coving and radiator. Space for dining table and chairs, with built-in storage cupboard.

Kitchen
Double glazed windows to the side and rear aspects. Double glazed door to garden. Fitted with a range of blue wall and base units with wooden work surfaces, stainless steel sink and drainer with mixer tap, tiled splashbacks, freestanding gas cooker, space and plumbing for washing machine and dishwasher. Wall-mounted boiler, patterned vinyl flooring and ceiling light points.

First Floor Landing
Double glazed window to side aspect, doors to all bedrooms and bathroom, stairs to second floor.

Bedroom One
Double glazed bay window to the front aspect, exposed wooden floorboards, textured walls, picture rail, ceiling coving and radiator. Spacious double bedroom with ample room for bedroom furniture.

Bedroom Two
Double glazed window overlooking the rear garden, exposed wooden floorboards, textured walls, picture rail, ceiling light point and radiator. Double bedroom with space for bedroom furniture.

Bedroom Four
Double glazed window overlooking the rear garden, exposed wooden floorboards, textured walls, skirting boards and radiator. Single bedroom with space for bedroom furniture.

Bathroom
Double glazed obscure window to the front aspect, fitted with a white three-piece suite comprising panelled bath with shower over and glass shower screen, wash hand basin with vanity unit and mixer tap, and low-level WC. Blue and white tiled walls, patterned tiled flooring, chrome heated towel rail and wall-mounted storage cupboard.

Second Floor Landing
Wooden staircase, large double glazed window allowing lots of natural light. Door to bedroom three.

Bedroom Three
Double glazed windows to the side and rear aspects, exposed wooden floorboards, textured walls, radiator and ceiling light point. Double bedroom with built-in wardrobes and adjoining storage area featuring fitted cupboards and shelving beneath a sloping ceiling.

Outside
Enclosed rear garden, predominantly laid to lawn with stepping stone pathway, established trees, shrubs and mature planting. Gravelled seating area and timber summerhouse, with fenced and walled boundaries.

Single garage with shared driveway access. Permit parking also provided.

COUNCIL TAX
Southampton City Council
BAND: C
CHARGE: £2,116.87
YEAR: 2026/2027

REFERENCE
S9037/BP/101126/D1

SERVICES
Mains gas, water, electricity and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Pearsons.

VIEWING
Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

DIRECTIONS
Directions from our office (SO15 2AD): From our office on London Road, head north towards The Avenue (A33). Continue along The Avenue and turn right onto Highfield Lane. Follow Highfield Lane towards the University of Southampton, then continue towards Swaythling. Turn into Granby Grove, where the property can be found.

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