



**HIGHFIELD GARDENS, SWAY, LYMINGTON, HAMPSHIRE, SO41  
£319,950 FREEHOLD**

**A WELL-PRESENTED THREE BEDROOM  
TERRACED HOUSE, LOCATED BETWIXT BOTH  
THE VILLAGE CENTRE AND OPEN FOREST.**

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**DESCRIPTION:**

The Approach,

Obscure double glazed front door gives access to the:

Enclosed entrance porch,

Sealed Double glazed units to the front with further part wooden and obscure door giving access to the:

Entrance Hallway,

Stairs to first floor landing and accommodation, built in under stairs storage cupboard, double radiator, Power points, doors of to all other accommodation including door to the,

Lounge 15' 7" X 11' max

Double glazed window to the front, Brick built feature fire place with wooden mantle and gas point at the side, telephone

point, TV aerial point, double radiator, Power points, and further access to:

Kitchen/Breakfast room 17'8" X 8'4"

Dining/Breakfast room

Double glazed French style doors giving access out on to the rear garden and decking area, single radiator, Power points:

Kitchen

Double glazed window to the rear with adjacent double glazed door also giving access out on to the rear garden and decking area, rolled edged work surface in part to three walls with a range of base and draw units below and further wall mounted units over, 1 1/2 bowl sink and drainer unit inset to the work surface with mono taps over, 4

ringed gas hob also inset to the work surface with extractor fan and light over and fitted double oven below, space with plumbing for washing machine and dishwasher, matching larder style unit incorporating the 'Glow-worm' gas heating and hot water boiler, space for upright fridge freezer, part tiled walls Power points.

Stairs from the entrance hallway give access to:

First floor landing

Ceiling light point and inset loft hatch, Power points, doors of to all first floor accommodation including door to:





Bedroom 1 13' X 12' max

Double glazed window to the front, single radiator, Louvre door built in cupboard with shelving and adjacent built in wardrobe, Power points.

Bedroom 2 12'2" X 10'4"

Double glazed window to the rear, single radiator, Power points.

Bedroom 3 7'2" X 6'4"

Double glazed window to the front, single radiator, power points.

Family Bathroom.

Ceiling light point and extractor fan, double glazed window to the rear, matching suite comprising of low level WC, pedestal wash hand basin and panelled bath with wall mounted shower over, single radiator.

Outside

Front garden

The front garden has been laid mainly to shingle to

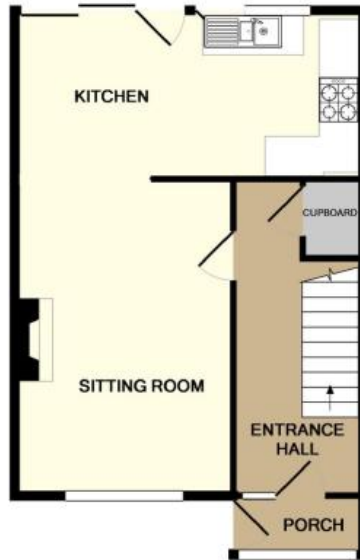
provide off road parking for two cars it is bordered to both sides.

Rear Garden

Enclosed to both sides and rear by timber fencing and bordered by mature trees and hedges, a large decking area directly to the back of the property with patio steps that lead down to a further Astro turfed play/lawn area with a further small decking area at the back housing a small shed.

Garage

There is a single garage in a nearby block with up and over metal door.



GROUND FLOOR  
APPROX. FLOOR  
AREA 442 SQ.FT.  
(41.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 423 SQ.FT.  
(39.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 865 SQ.FT. (80.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 guarantees as to their operability or efficiency can be given  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	