



ASKING PRICE

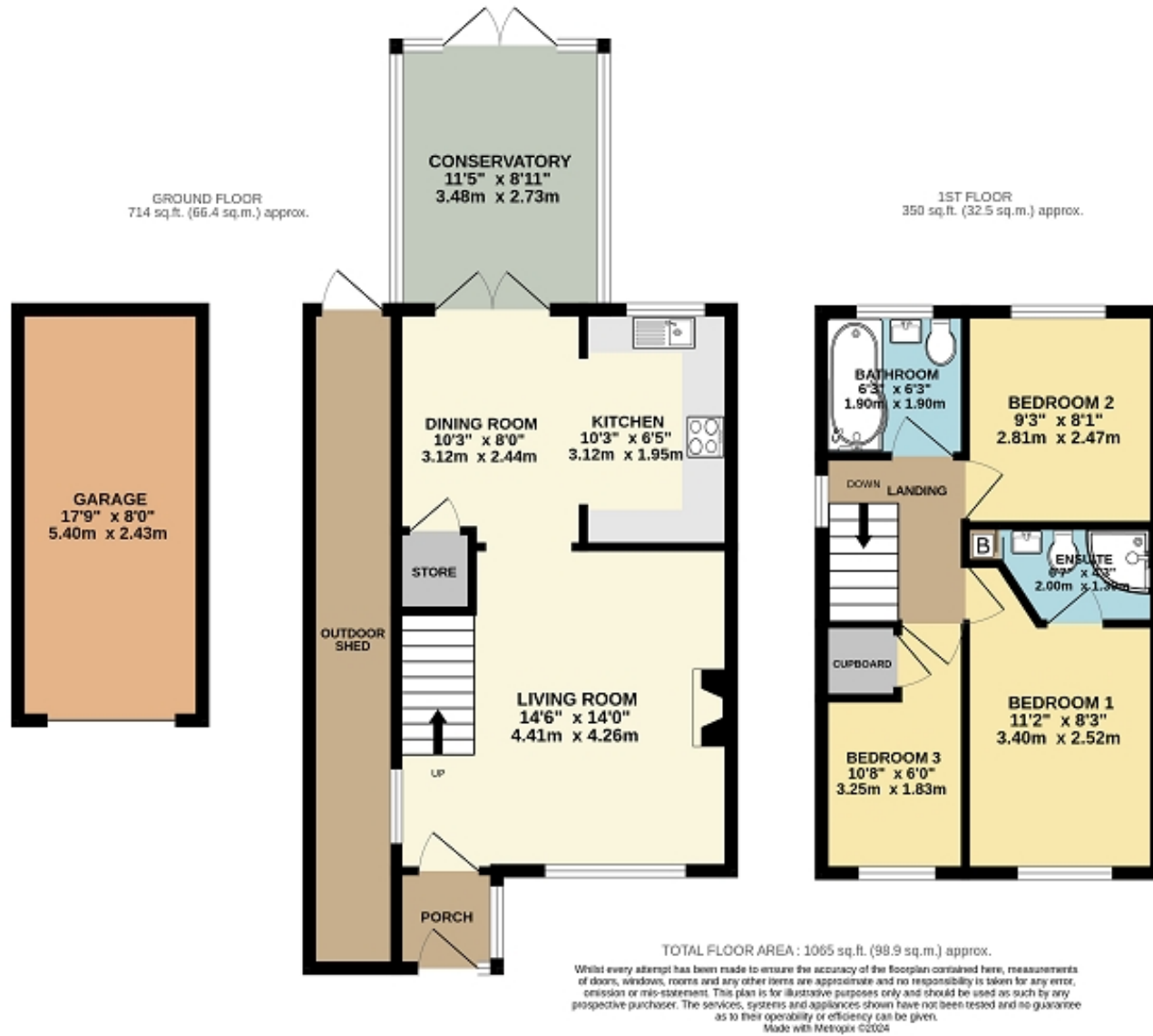
£310,000

Freehold

Crusader Road, Hedge End, SO30 0PD

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Crusader Road, Hedge End, SO30 0PD

3 Beds - 2 Baths

Brambles are delighted to market this three bedroom end of terrace home, just a short distance from the local amenities of Hedge End Village.

### FEATURES

- Quiet location overlooking a communal green
- Two reception rooms plus conservatory
- Recently landscaped rear garden
- Single garage
- Gas central heating and double glazed throughout
- Short distance to local amenities of Hedge End Village



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

BRAMBLES ESTATE AGENTS

5 Brook Lane, Warsash

Southampton, Hampshire

SO31 9FH

MAYFAIR OFFICE

15 Thayer Street

London

W1U 3JT

BRAMBLES ESTATE AGENTS

Portsmouth Road, Lowford

Bursledon, Hampshire

SO31 8EQ

Email: [enquiries@brambles-estateagents.com](mailto:enquiries@brambles-estateagents.com)

[brambles-estateagents.com](http://brambles-estateagents.com)

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This charming family home is set in an ever-popular area of Hedge End, just a short distance from the amenities of the local village, plus the more extensive shops of Hedge End Retail Park just a short drive away. Due to the close proximity to recreational spaces such as Manor Farm and River Hamble Country Park, this home is in an ideal setting for young families. With excellent transport links as well as quick access to the M27, you are well connected to Southampton City Centre within 15 minutes.

Downstairs comprises of two reception rooms plus a conservatory looking out over the recently landscaped back garden which has been laid to lawn and benefits from a large decked area, perfect for outdoor entertainment. The kitchen has been modernised and comes equipped with some integrated appliances. Upstairs you will benefit from a family bathroom plus three well proportioned bedrooms including an en-suite to the master. In addition there's a single garage in a block, plus large lean-to wooden shed ensuring that you have plenty of storage on offer here.



## Outside

Front garden laid to lawn. Front outlook over communal green space.

## Porch (4' 2" x 4' 4") or (1.28m x 1.32m)

UPVC front door with chrome fittings and opaque double glazing. UPVC double glazed window. Laminate flooring. Skirting boards. Radiator. Access to RCD breaker switches. Wooden door with chrome fittings and opaque glazing leads in to living room.

## Living Room (14' 0" x 14' 6") or (4.26m x 4.41m)

UPVC double glazed window to front aspect and side aspect. Radiator. Laminate flooring. Skirting boards. Coving. Gas feature fireplace. Carpeted staircase with wooden hand rails rising to first floor. Opening leads to kitchen / dining room.

## Kitchen (10' 3" x 6' 5") or (3.12m x 1.95m)

UPVC double glazed window to back garden. Continuation of laminate flooring. Radiator. Matching wall and base units. Ample work surfaces. Tiled surrounds. Sink and drainer with chrome mixer tap. Integrated electric oven and four point electric hob. Space for dishwasher and fridge freezer.

## Dining Room (10' 3" x 8' 0") or (3.12m x 2.44m)

UPVC double glazed double doors lead to conservatory. Continuation of laminate flooring. Skirting boards. Coving. Wooden door provides access into a storage cupboard with space and plumbing for washing machine.

## Conservatory (11' 5" x 8' 11") or (3.48m x 2.73m)

UPVC double glazed back door leads to back garden. Partial brick walls and glazing on all sides. Continuation of laminate flooring. Skirting boards.

## Landing (7' 8" x 6' 3") or (2.33m x 1.90m)

UPVC double glazed window to side aspect. Carpet. Skirting boards. Radiator. Access to partially boarded loft with pull down ladder. Doorways leading to all rooms on first floor.



## Other

Eastleigh Borough Council Tax Band C £1884.66

Vendors position - Need to find



## Bathroom (6' 3" x 6' 3") or (1.90m x 1.90m)

Wooden door with chrome fittings. UPVC double glazed opaque window to rear. Laminate flooring. Skirting boards. Low level WC with cistern. White pedestal hand wash basin with chrome mixer tap. White panel bath with chrome taps and chrome wall mounted shower. Tiled surrounds. Inset spots. Chrome ladder style heated towel rail.

## Bedroom 1 (11' 2" x 8' 3") or (3.40m x 2.52m)

Wooden panel door with chrome fittings. UPVC double glazed window to front. Radiator. Carpet. Skirting boards. Doorway leading to ensuite.

## En Suite (6' 7" x 4' 3") or (2.0m x 1.30m)

Wooden panel door with chrome fittings. Low level WC with cistern. White pedestal hand wash basin with chrome mixer tap. Corner shower cubicle and tray with glass sliding door and chrome power shower. Tiled surrounds. Inset spots. Extractor fan. Concertina wooden door provides access to storage cupboard housing Worcester boiler.

## Bedroom 2 (9' 3" x 8' 1") or (2.81m x 2.47m)

Wooden door with chrome fittings leads to bedroom two. UPVC double glazed window to rear aspect. Radiator. Carpet. Skirting boards.

## Bedroom 3 (10' 8" x 6' 0") or (3.25m x 1.83m)

Wooden door with chrome fittings. UPVC double glazed window to front aspect. Radiator. Carpet. Skirting boards. Storage cupboard.

## Garden

South-facing back garden laid to lawn with large decked area. Paved pathway leads to wooden gate providing access out to a communal parking area with a single garage. Wooden lean-to shed with space and plumbing for tumble dryer.

## Garage (17' 9" x 8' 0") or (5.40m x 2.43m)

Single garage in block with up and over door.



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