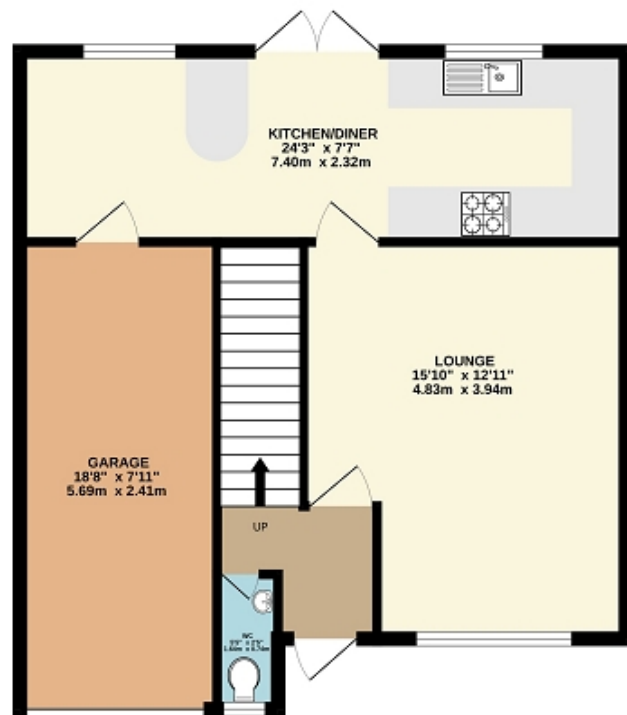
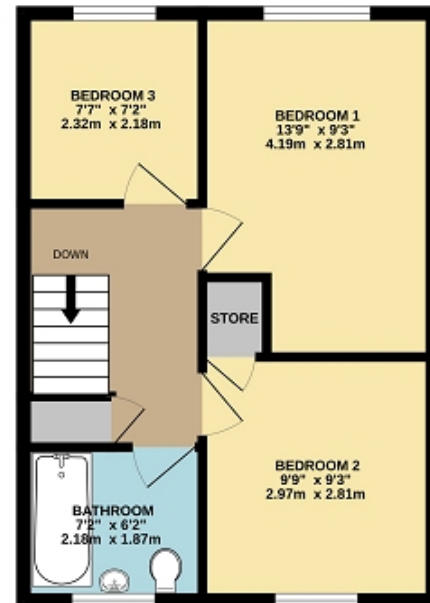


GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.4 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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BRAMBLES

ASKING PRICE

£350,000

Freehold

Malvern Gardens, Hedge End, SO30 2UL

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Malvern Gardens, Hedge End, SO30 2UL

3 Beds - 1 Bath

Brambles are delighted to market this three bedroom, semi detached home with garage and driveway parking, just a short distance from the local amenities of Hedge End Village and retail parks.

FEATURES

- Quiet location on a no through road
- Three generously sized bedrooms
- Family bathroom plus downstairs cloakroom
- Open plan kitchen / dining room with French doors leading out to back garden
- Enclosed back garden
- Single garage and driveway parking
- Gas central heating and double glazed throughout
- Short distance to local amenities of Hedge End Village and retail parks



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(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.

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brambles-estateagents.com

Bursledon | Warsash | Mayfair



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. Conveniently situated for ease of access to local schools and transport links, this property is an excellent option for busy families and those looking for a well positioned and up together home, also within close proximity to recreational spaces such as Manor Farm and River Hamble Country Park. 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 a spacious lounge to the front plus an open plan kitchen / dining room to the rear with French doors opening out to the enclosed back garden. The modern kitchen comes well equipped with some integrated appliances plus a breakfast bar offering a casual dining space. For added convenience, theres a handy downstairs cloakroom. Upstairs you will benefit from a family bathroom plus three well-proportioned bedrooms, one with built in storage. Outside boasts a single garage plus a driveway providing off road parking for three vehicles.



Outside

Shingle driveway offering space for two cars. Additional tarmac driveway with space for one more car. Single garage.

Entrance Hall (15' 10" x 26' 1") or (4.83m x 7.95m)

Wooden front door with double glazing. Laminate flooring. Skirting boards. Radiator. Carpeted staircase with wooden hand rail rising to first floor. Doorways leading to lounge and WC.

W.C. (5' 5" x 2' 5") or (1.64m x 0.74m)

Wooden panelled door with brass fittings. Double glazed window to front. Laminate flooring. Low level WC with cistern. Hand wash basin with chrome taps. Radiator.

Lounge (15' 10" x 12' 11") or (4.83m x 3.94m)

Wooden panelled door with brass fittings. Double glazed window to front. Carpet. Skirting boards. Two radiators. Doorway leading to kitchen/dining room.

Kitchen / Dining Room (7' 7" x 24' 3") or (2.32m x 7.40m)

Doorway leading to garage. Two double glazed windows to rear. Double glazed French doors to back garden. Tiled flooring. Full range of matching wall and base units. Work surfaces with risers. Matt grey sink and half with drainer and chrome mixer tap. Integrated electric over and four point electric hob with stainless steel extractor hood above. Space and plumbing for dishwasher, washing machine and American style fridge freezer. Breakfast bar. Wall unit housing the Worcester boiler. Space for dining table and chairs. Radiator. Inset spots.

Garden

Decked area. Patio area. Mainly laid to lawn. Borders with mature plants and shrubs. Additional patio area. Fenced either side. Wooden shed.



Landing (9' 9" x 7' 2") or (2.97m x 2.18m)

Double glazed window above stairs. Carpet. Skirting boards. Radiator. Doorways leading off to all rooms on first floor. Access to loft with lighting. Airing cupboard housing the water tank.

Bedroom One (13' 9" x 9' 3") or (4.19m x 2.81m)

Wooden panelled door with brass fittings. Double glazed window to rear. Carpet. Skirting boards. Radiator.

Bedroom Two (9' 9" x 9' 3") or (2.97m x 2.81m)

Wooden panelled door with brass fittings. Double glazed window to front. Carpet. Skirting boards. Radiator. Built in wardrobe.

Bedroom Three (7' 7" x 7' 2") or (2.32m x 2.18m)

Wooden panelled door with brass fittings. Double glazed window to rear. Carpet. Skirting boards. Radiator.

Bathroom (6' 2" x 7' 2") or (1.87m x 2.18m)

Wooden panelled door with brass fittings. Double glazed window to front. Tiled flooring. Part tiled walls. White panel bath with chrome taps and chrome rainfall effect shower above. Low level WC with cistern. White pedestal hand wash basin with chrome mixer tap. Chrome ladder style heated towel rail. Wall hung mirrored vanity unit.

Garage (18' 8" x 7' 11") or (5.69m x 2.41m)

Single garage. Up and over door. Lighting. Water. Doorway leading to kitchen / diner.



Other

Eastleigh Borough Council Tax Band C £1986.02 2025/26 charges.

Vendors Position: Need to find



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.