

GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.

1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA - 1406 sq.ft. (130.6 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

£419,950

Freehold

Foord Road, Hedge End, SO30 0DD

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



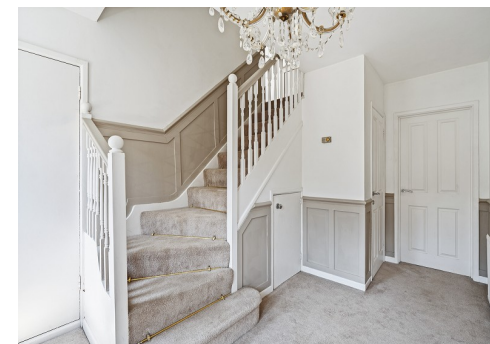
Foord Road, Hedge End, SO30 0DD

3 Beds - 1 Bath

Brambles are delighted to market this three-bedroom, detached home with garage and driveway parking. Conveniently situated in Hedge End close to local amenities. Being offered with no onward chain.

FEATURES

- Three bedrooms, two reception rooms
- Modernised kitchen and bathroom
- Single garage with utility room
- Driveway providing off road parking for two cars
- Private back garden with fish pond
- Conveniently located close to the local amenities of Hedge End Village
- Being offered with no forward chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(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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This three-bedroom, detached family home has plenty of potential. It's move-in ready, has been meticulously maintained, yet still has plenty of scope for the new owners to truly make their mark. Hedge End Village is just a short walk away where you can make use from plenty of cafes and independent shops. The town is also home to Hedge End Retail Park which includes major stores such as M&S, Sainsbury's, B&Q and Next. Thanks to the proximity of the M27 you are well connected by road to Southampton City Centre in just under 15 minutes. In addition, there are regular bus services connecting the town with surrounding areas.

On approach you are greeted by a front garden laid to lawn, along with a tarmac driveway providing off road parking for two cars. A single garage offers plenty of storage plus houses the handy utility room with direct access from the house and back garden too. Stepping inside the spacious hallway you can immediately appreciate the wonderfully bright living accommodation which continues throughout. To the front of the property you will find the modern fitted kitchen offered with some integrated appliances. Continuing through, there's a spacious living room which leads through to the conservatory overlooking the wonderfully private back garden. In addition, there's a downstairs WC for added convenience. The upstairs features three well proportioned bedrooms. The family bathroom of contemporary design, has been thoughtfully upgraded to include a fully tiled shower cubicle plus a freestanding bath. Outside, the back garden is a wonderfully private and tranquil space. Its mainly laid to lawn with a large, decked area plus boasts a beautiful fish pond.

We highly recommend a viewing to appreciate the full potential of this well situated home.



Outside
Tarmac driveway providing off road parking for two cars. Single garage. Area laid to lawn. Wooden door leads to side access. Sheltered porch area.

Garage (17' 1" x 7' 10") or (5.20m x 2.40m)
Wooden door with chrome fittings. Up and over door. Power and lighting. Doorway leading to utility area.

Utility Room (4' 0" x 7' 10") or (1.23m x 2.40m)
Wooden door with chrome fittings. Wooden door leading to back garden. Double glazed window to back garden. Tiled flooring. Tiled walls. Work surface with space for washing machine beneath. Sink with chrome taps. Wall units. Wall mounted Worcester boiler.

Hallway (14' 7" x 9' 7") or (4.44m x 2.91m)
UPVC double glazed front door. Double glazed window to front. Fitted cairn mat. Carpet. Skirting boards. Carpeted, turning staircase with wooden hand rail rising to first floor. Doorways leading to garage and all rooms on ground floor. Decorative wooden panelling to walls. Radiator. Under stairs storage cupboard.

Kitchen (15' 2" x 11' 9") or (4.62m x 3.57m)
Wooden panelled door with chrome fittings. Double glazed window to front. UPVC double glazed door to side access. Tiled floor. Matching wall and base units. Wooden work surfaces. Tiled splash backs. Stainless steel sink and half with drainer and chrome mixer tap. Rangemaster cooker. Extractor hood. Integrated dishwasher and fridge freezer. Radiator. Serving hatch to living room.

W.C (2' 9" x 5' 0") or (0.83m x 1.52m)
Wooden panelled door with chrome fittings. Laminate flooring. Skirting boards. Hand wash basin with chrome taps. Low level WC with cistern. Radiator. Extractor fan.

Lounge / Dining Room (17' 2" x 21' 3") or (5.22m x 6.48m)
Wooden panelled door with chrome fittings. Double glazed windows to side and back garden. Double glazed sliding doors leading to conservatory. Carpet. Skirting boards. Radiator. Serving hatch from kitchen. Gas feature fireplace mantle and hearth.



Conservatory (12' 1" x 9' 11") or (3.69m x 3.01m)
Double glazed with poly carbonate roof. Tiled floor. Door leading out to back garden.

Landing (10' 0" x 11' 1") or (3.04m x 3.38m)
Carpet. Skirting boards. Decorative wooden panelling to walls.

Bathroom (11' 8" x 8' 2") or (3.56m x 2.49m)
Wooden panelled door with chrome fittings. Skylight to front with fitted blind. Laminate flooring. Half tiled walls. Free standing taps with free standing chrome taps and shower attachment. Low level WC with cistern. White wash basin with chrome taps. Fully tiled shower cubicle with glass sliding door and chrome rainfall effect shower. Chrome ladder style heated towel rail. Airing cupboard housing the water tank.

Bedroom One (22' 0" x 9' 8") or (6.70m x 2.95m)
Wooden panelled door with chrome fittings. Double glazed windows to front and rear. Laminate flooring. Skirting boards. Two radiators.

Bedroom Two (9' 4" x 1' 3") or (2.85m x 0.38m)
Wooden panelled door with chrome fittings. Double glazed window to rear. Carpet. Skirting boards. Radiator.

Bedroom Three (9' 1" x 6' 10") or (2.78m x 2.08m)
Wooden panelled door with chrome fittings. Double glazed window to front. Carpet. Skirting boards. Radiator. Dado rails. Small, built in storage cupboard.

Garden
Large decked area. Mainly laid to lawn. Pond. Fully fenced. Mature trees. Borders with mature plants. Wooden shed. Access to garage. Side access.



Other
Eastleigh Borough Council Tax Band E £2730.78 2025/26 charges. Vendors position: No onward chain



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