

**Rowe  
& Co.**

**17 Birch Road, Hedge End**

Southampton

**£285,000**

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## 17 Birch Road

Hedge End, Southampton

Offered with a complete onward chain is this three-bedroom terraced house, ideally located a short walk from the village centre and perfect for a young family. Sat on a brilliant plot with a near 90ft rear garden there is plenty of potential to extend to the rear subject to relevant planning. Accommodation comprises an entrance hall, spacious lounge, kitchen / dining room. Three well-proportioned bedrooms and modern family bathroom. Outside benefits a driveway for two and a large rear garden.

### LOCATION

Hedge End, is a desirable residential location, benefiting from excellent schooling for all ages, transport links, and superstore shopping facilities. Hedge End's train station offers direct access to London Waterloo in 1 hour 34 minutes. Leisure facilities are provided by David Lloyd and Itchen Valley Country Park whilst Manor Farm Country Park enjoys walks along the River Hamble. The retail park offers superb "out of town" shopping and the nearby Ageas Bowl is the home of Hampshire cricket hosting international matches and live music events. The yachting havens of Hamble and Bursledon are a short drive away and easy access is also available to the M27 and M3.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Wood Burning Stove
- Driveway For Two Vehicles
- Large Rear Garden
- Catchment To Popular Local Schools
- Boiler Still Under Warranty

# 17 Birch Road

Hedge End, Southampton

## INSIDE

You enter the property into an entrance hall that is laid to carpet with stairs leading to the first floor, plenty of space for coats and shoes and a door leading to the lounge.

The spacious lounge has a large window to the front aspect and is laid to carpet with a feature wood burning stove to one wall, a further door leads into the kitchen / dining room.

This room has been laid to oak effect flooring with french doors and a single door leading to the rear garden. The kitchen itself has been fitted with a range of wall and base level units with cupboards and drawers under and space for a free-standing fridge freezer. On the first floor are three well-proportioned bedrooms with a modern fitted family bathroom.

## OUTSIDE

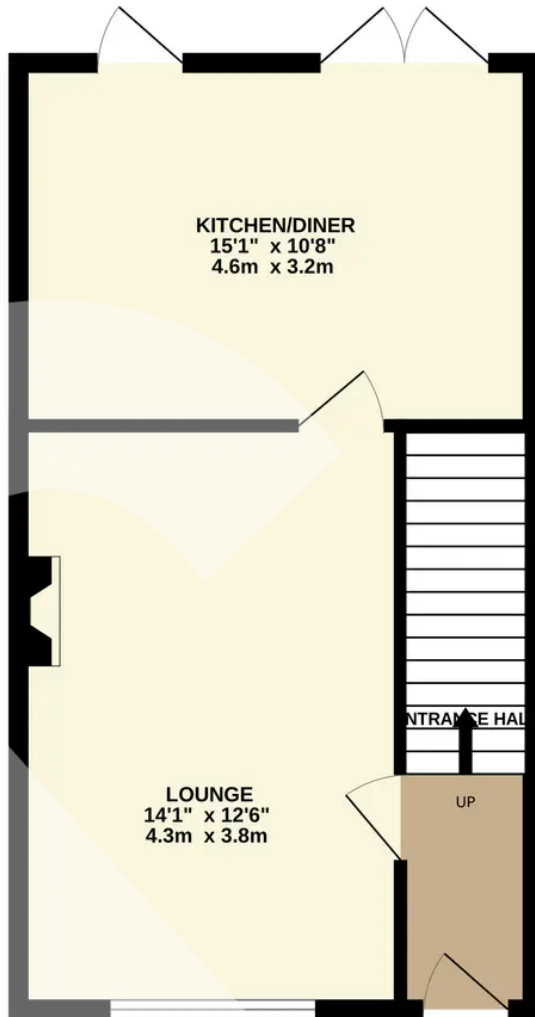
To the front of the property is a block paved driveway that can accommodate parking for two vehicles. The incredible rear garden offers great space for a family with a paved seating area, wooden sheds and the remainder mostly being laid to lawn with gated pedestrian access.



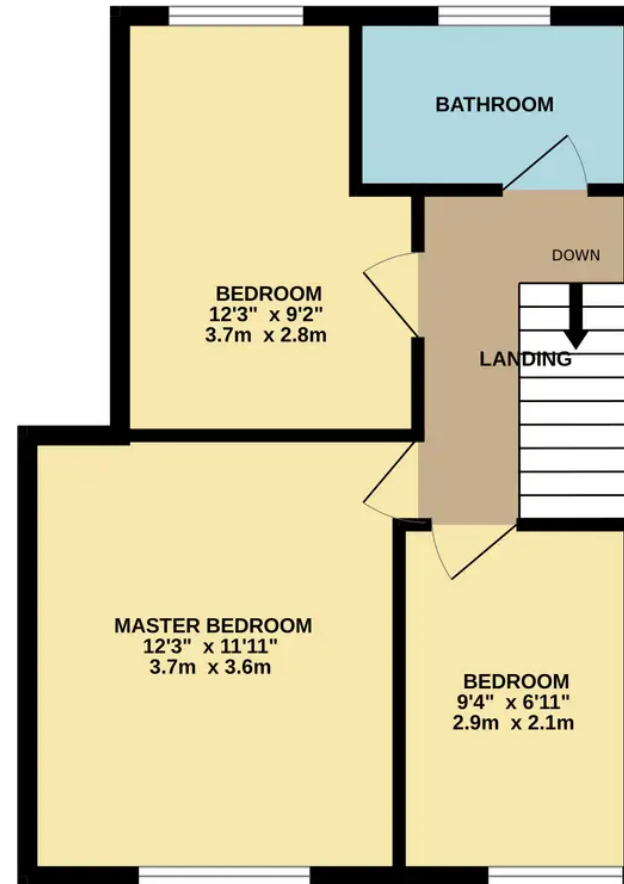
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GROUND FLOOR



1ST FLOOR



**REQUEST  
VIEWING**

(GOTTA BE QUICK!)



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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