



Watkin Road, Hedge End Southampton SO30 2TB

welcome to

Watkin Road, Hedge End Southampton

Fox and Sons are delighted to welcome to the market this fabulous four bedroom detached house in the very sought after location of Grange Park, Hedge End. Boasting off road parking, garage, private rear garden, two ensuite bathrooms as well as utility room, this property is not to be missed!

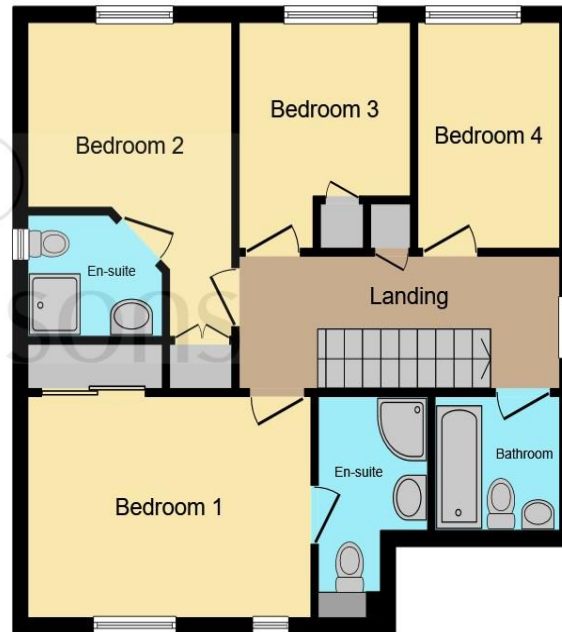




Ground Floor

Total floor area 132.5 sq.m. (1,426 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



First Floor

Entrance Hall

Cloakroom

Lounge

13' 2" x 15' 11" (4.01m x 4.85m)

Dining Room

4' 5" x 8' 10" (1.35m x 2.69m)

Kitchen

8' 9" x 10' 9" (2.67m x 3.28m)

Utility

9' 7" into door x 5' 3" (2.92m into door x 1.60m)

Conservatory

9' 10" x 10' 8" (3.00m x 3.25m)

Landing

Bedroom One

13' 5" x 9' 2" (4.09m x 2.79m)

En Suite

Bedroom Two

14' 4" MAX + wardrobe x 9' 8" (4.37m MAX + wardrobe x 2.95m)

En Suite

Bedroom Three

8' 1" MAX x 9' 11" MAX (2.46m MAX x 3.02m MAX)

Bedroom Four

8' 11" MAX x 9' 8" MAX (2.72m MAX x 2.95m MAX)

welcome to

Watkin Road, Hedge End Southampton

- FOUR BEDROOM DETACHED HOUSE
- VERY SOUGHT AFTER GRANGE PARK LOCATION
- CONTEMPORARY KITCHEN
- GARAGE AND DRIVEWAY
- TWO ENSUITE BATHROOMS

Tenure: Freehold EPC Rating: D

guide price

£575,000



view this property online fox-and-sons.co.uk/Property/HEE105258

Please note the marker reflects the postcode not the actual property



Property Ref:
HEE105258 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01489 785269



HedgeEnd@fox-and-sons.co.uk



Stirling House, 5 St. Johns Road, Hedge End,
SOUTHAMPTON, Hampshire, SO30 4AA



fox-and-sons.co.uk