



**Yardley Road, Hedge End, Southampton, SO30 0HQ**



**welcome to**  
**Yardley Road, Hedge End Southampton**

Fox & Sons proudly presents this exceptional five-bedroom extended detached property, offering a versatile layout perfect for a large family or those seeking room to grow.

Do not miss this opportunity call now 01489785269!





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)



**Entrance Porch**

11' 11" x 5' 11" ( 3.63m x 1.80m )

**Entrance Hall**

**Conservatory**  
11' 11" x 9' 6" ( 3.63m x 2.90m )

**Lounge**

19' 8" x 11' 10" ( 5.99m x 3.61m )

**Landing**

**Dining Room**

10' 10" x 10' 2" ( 3.30m x 3.10m )

**Bedroom 1**

14' 9" x 11' 7" ( 4.50m x 3.53m )

**Kitchen**

23' 5" x 11' 2" ( 7.14m x 3.40m )

**En-Suite**

**Reception Room 3**

15' 11" x 11' 6" ( 4.85m x 3.51m )

**Bedroom 2**

11' 7" x 10' 8" ( 3.53m x 3.25m )

**Utility Room**

11' 2" max x 7' 8" ( 3.40m max x 2.34m )

**Bedroom 3**

8' 11" x 9' 11" Max ( 2.72m x 3.02m Max )

**Wet Room**

**Bedroom 4**

8' 10" x 4' 8" ( 2.69m x 1.42m )

**Storage Room**

5' 7" x 5' 4" ( 1.70m x 1.63m )

**Bedroom 5**

4' 6" x 10' ( 1.37m x 3.05m )

**Office**

**Family Bathroom**

welcome to

## Yardley Road, Hedge End Southampton

- FIVE BEDROOM DETACHED
- DRIVE WAY PARKING WITH GARAGE
- TWO BATHROOMS & EN-SUITE
- OFFICE SPACE
- MULTIPLE RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

**£650,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HEE105495](https://fox-and-sons.co.uk/Property/HEE105495)



Property Ref:  
HEE105495 - 0006

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fox & sons



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