



**Birch Road, Hedge End, Southampton, SO30 4FZ**

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

Fox & Sons are pleased to present this spacious home in Hedge End, ideally located near local amenities and schools. Featuring a large Kitchen/Diner, generous garden garage and driveway parking. Perfect for families seeking comfort and convenience.





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.focalagent.com](http://www.focalagent.com)



**Entrance Hall**

**Rear Garden**

**Lounge**

14' 11" max x 16' 11" max ( 4.55m max x 5.16m max )

**Garage**

**Kitchen/Diner**

18' 1" x 14' 11" ( 5.51m x 4.55m )

**Landing**

**Bedroom 1**

14' 3" x 8' 5" ( 4.34m x 2.57m )

**Bedroom 2**

**Bedroom 3**

10' 7" x 6' 3" ( 3.23m x 1.91m )

**Bathroom**

**Loft Space**

**Front Garden**

**welcome to**

## **Birch Road, Hedge End Southampton**

- Large Kitchen/Diner
- 3 Bedrooms
- Garage
- Driveway
- Log Burner

Tenure: Freehold EPC Rating: C

# £350,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/HEE105571](https://fox-and-sons.co.uk/Property/HEE105571)



Property Ref:  
HEE105571 - 0005

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**fox & sons**



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