



Gullycroft Mead, Hedge End, Southampton, SO30 4SR

welcome to
Gullycroft Mead, Hedge End Southampton

Fox & Sons are pleased to present this spacious 4-bedroom detached house in Hedge End, ideally located close to local schools, green spaces, and shops. Offers excellent access to the M27, making it perfect for families and commuters alike.





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



Entrance Hall

Cloakroom

Lounge

12' 10" max x 15' 8" max (3.91m max x 4.78m max)

Dining Room

20' 8" max x 6' 9" (6.30m max x 2.06m)

Kitchen

16' x 11' 3" max (4.88m x 3.43m max)

Landing

Bedroom 1

16' 3" max x 12' 8" max (4.95m max x 3.86m max)

En-Suite

Bedroom 2

13' 2" x 7' 10" (4.01m x 2.39m)

Bedroom 3

9' 6" x 9' 10" max (2.90m x 3.00m max)

Bedroom 4

7' x 7' (2.13m x 2.13m)

Loft Space

Front Garden

Rear Garden

Parking

Garage

welcome to

Gullycroft Mead, Hedge End Southampton

- Driveway & Garage with Electric Supply
- Built in Wardrobes
- Water Softening System Serving the Entire House
- Detached
- Close to Local Schools and Green Spaces.

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£499,995



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HEE105476



Property Ref:
HEE105476 - 0008

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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