



RICHMONDS



# Heath House Gardens, Hedge End, Southampton, SO30 0LF

Offers Over £450,000

Located in a quiet cul-de-sac and offered for sale with no forward chain is this four-bedroom, detached chalet bungalow which set on a larger than average double width plot. A particular feature is the well-established gardens which create a sense of privacy. The ground floor accommodation comprises of; spacious entrance hallway, lounge measuring 17'6" max x 12'1" max, conservatory leading to the rear garden, kitchen, two double ground floor bedrooms, master with en-suite. On the first floor the property offers two further bedrooms and a family bathroom.

## Accommodation

Entrance hallway: Doors leading to all rooms, stairs leading to first floor, radiator

Lounge/dining room: **17'6" max x 12'1" max** Window to front, feature fireplace with surround, door and window leading into:

Conservatory: **13'2" max x 11'4" max** Upvc double glazed windows overlooking the mature gardens, double doors leading into garden

Kitchen/breakfast room: **14'8" max x 11'0" max** One and a quarter bowl sink unit with cupboard under, further range of base and wall mounted units. Built in electric hob with extractor over, space for appliances, upvc double glazed windows to side and rear and door leading to rear garden

Bedroom 1: **11'11" max x 11'1" max** Window to front, radiator, fireplace with feature surround (currently used as a dining room)

Bedroom 2: **10'11" max x 10'0" max** Window overlooking the rear garden, door opening into large understairs storage cupboard, door leading into

Ensuite: Modern white suite comprising of; corner shower, low level w/c, basin set in vanity unit, complimentary tiling, window to rear

## First Floor Landing

Bedroom 3: **12'9" max x 7'11" max** Window to front, doors to storage areas, radiator

Bedroom 4: **10'4" max x 10'2" max** Window to side radiator, storage cupboard.

Bathroom: White suite comprising of panel bath, low level w/c, basin set in vanity unit, upvc double glazed window to rear

## Outside

Front: Accessed via large gate. Block paved area creating ample off-road parking and access to the garage

Rear: Mature gardens that stretch around all sides of the property comprising of a paved patio and steps leading to further raised patio area, large lawned area and two sun patios

Garage: Garage with up & over style door to the front

## Other Information

Tenure: Freehold

Approximate age: To be advised

Heating: Gas central heating

Windows: Double glazing

Sellers position: No forward chain

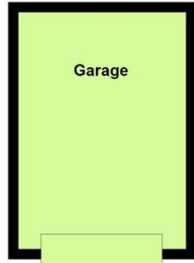
## Local Information

Council tax: Band E

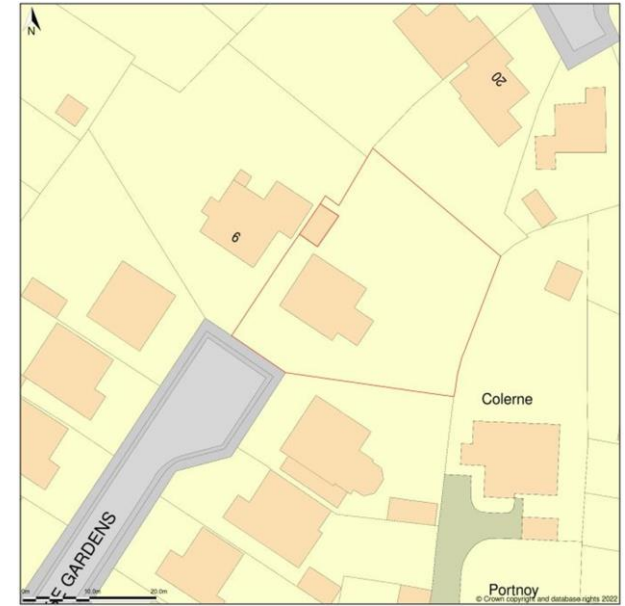
Local Authority: Eastleigh Borough Council

**Agents Note:** The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**, email [admin@richmondsproperty.co.uk](mailto:admin@richmondsproperty.co.uk) or go to [www.richmondsproperty.co.uk](http://www.richmondsproperty.co.uk)

Ground Floor



First Floor



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase.

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