



RICHMONDS

Telegraph Road, West End, Southampton, SO30 3EY

£700,000

An impressive, detached family home with a separate annexe located in the sought after Telegraph Woods area of West End. This converted bungalow is immaculately presented throughout in a light and neutral décor.

In the main part of the property, there is a large, modern kitchen/dining room with integrated appliances and a central island breakfast bar. There are French doors from here out to the garden making the room wonderfully light. There is also a sitting room, shower room and two further bedrooms.

Upstairs, there are two spacious bedrooms and a shower room.

The annexe is within the main property and is made up of a sitting room, master bedroom with ensuite and a further bedroom. It also has its own kitchen with separate access to the garden.

Outside, there is a beautifully landscaped garden with seating area, lawn and mature shrubs. At the front, there is a large, gravelled drive providing parking for several vehicles and an attractive summer house.

Other Information

Tenure: Freehold

Approximate Age: 1950's

Heating: Gas central heating (one boiler)

Windows: Double glazing

Loft: Converted to bedrooms

Energy Rating: C

Sellers Position: Looking to buy a house in the local area

Local Information:

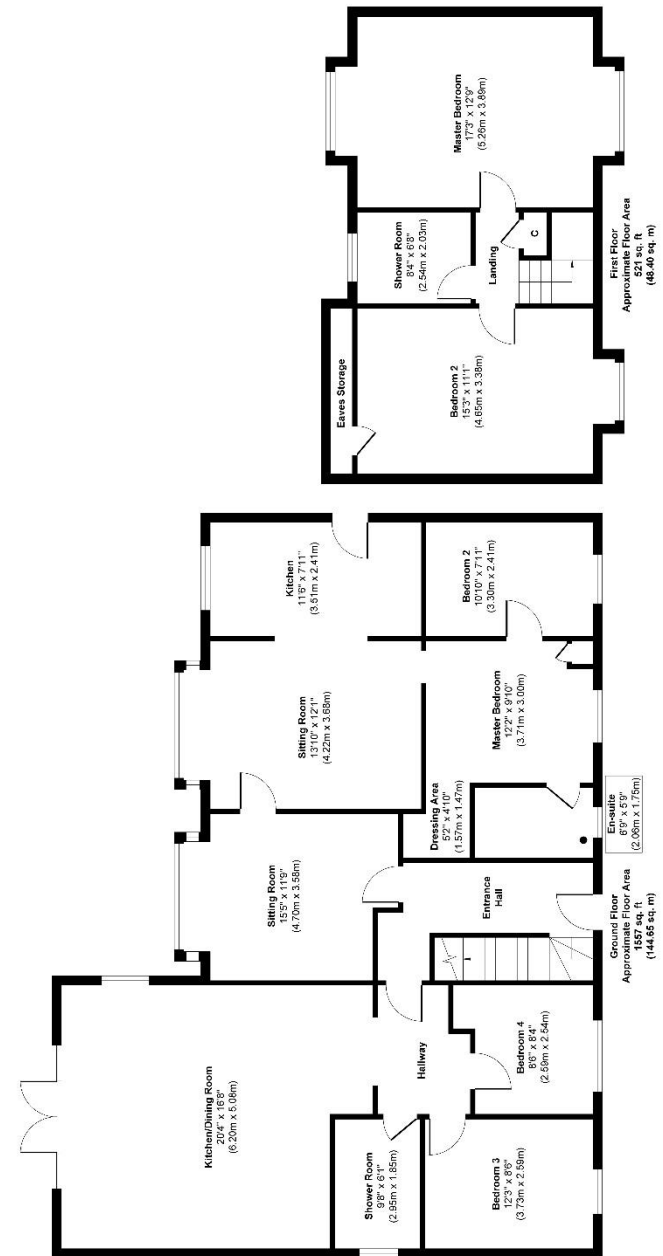
Council Tax: F

Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Approx. Gross Internal Floor Area 2078 sq. ft. / 193.05 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

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**

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