



RICHMONDS

# Watkin Road, Grange Park, Southampton, SO30 2TD

£565,000

A 4-bedroom detached house with a conservatory located in the highly desirable Grange Park area of Hedge End. This is a lovely family home and is within walking distance of well-regarded schools, Hedge End Train Station, and local shops.

There are two reception rooms, entrance hallway, ground floor WC, plus a fantastic open plan kitchen/breakfast room. In addition, there is a study and a useful utility room which was previously the garage.

Upstairs, there are 4 bedrooms with built in wardrobes, a modern bathroom, and an ensuite to the master bedroom.

Outside, there is off road parking for two cars and a sunny aspect rear garden mainly laid to lawn with mature shrub borders.



## Other Information

Tenure: Freehold

Approximate Age: Built circa 1996

Heating: Gas central heating

Windows: Double glazing

Energy Rating: C

Sellers Position: Moving locally


## Local Information:

Council Tax: E

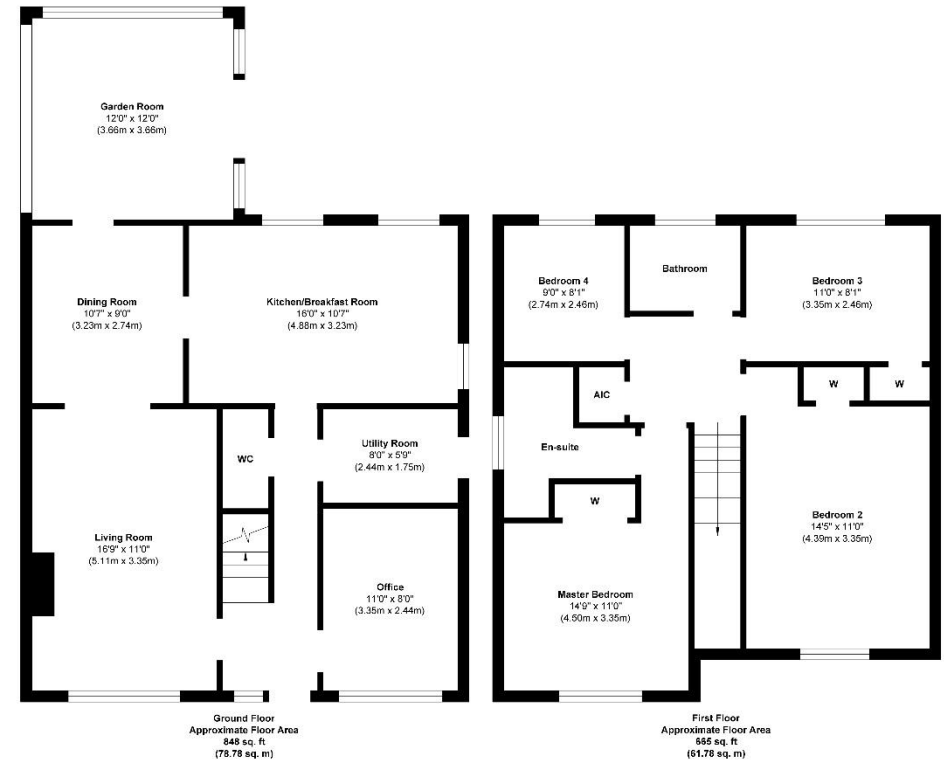
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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**Approx. Gross Internal Floor Area 1513 sq. ft / 140.56 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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