



RICHMONDS



# Ayerswood, Bursledon Road, Hedge End, SO30 0DF

£625,000

Situated in a private road on the outskirts of Hedge End Village, ideally located for motorway links and Manor Farm Country Farm is this immaculately presented 4-bedroom family home. There is a re-fitted kitchen which leads onto the conservatory which overlooks the superbly maintained rear garden. There is a spacious Lounge with a log burner and French doors to the patio area, further reception room, utility, ground floor cloakroom and four bedrooms with the master benefiting from an ensuite and balcony. An internal inspection is highly recommended to fully appreciate the standard of accommodation on offer.

## Accommodation

Entrance hallway:	Stairs to first floor landing, under stairs cupboard, radiator and doors to:
Cloakroom:	Window, white suite with low level wc, wash hand basin, heated towel rail
Reception room:	9' 4" x 9' 5" ( 2.84m x 2.87m ) Bay window to the front, radiator
Lounge:	13' 5" x 15' 3" ( 4.09m x 4.65m ) French doors to the rear, radiator, feature Log burner
Kitchen:	17' 4" x 11' ( 5.28m x 3.35m ) A re-fitted kitchen with Butler style sink, integrated fridge, freezer, oven, microwave, hob with extractor over, dishwasher, radiator, window to side, open to conservatory
Conservatory:	French doors to the rear garden, radiator
Utility:	Door to side, plumbing for washing machine, sink with drainer
<b>First Floor Landing</b>	Airing cupboard
Bedroom 1:	14' 9" x 10' 10" ( 4.50m x 3.30m ) Built in double wardrobe, double glazed French doors leading to a walk out balcony which overlooks the rear garden, radiator and door to en-suite.
Ensuite:	Velux window to side elevation, low level wc, wash hand basin, tiled shower cubicle and heated towel rail.
Bedroom 2:	11' 6" x 10' ( 3.51m x 3.05m ) Window, radiator, built in wardrobe
Bedroom 3:	9' 11" x 8' 10" ( 3.02m x 2.69m ) Window, radiator, built in wardrobe
Bedroom 4:	8' x 7' 11" ( 2.44m x 2.41m ) Window, radiator, built in wardrobe
Bathroom:	Panel enclosed bath, low level wc, wash hand basin within vanity unit, partially tile walls and heated towel rail.

## Outside

Front:	Block paved driveway with off road parking for several cars leading to integral garage, side access, panel fencing and flower shrub borders
Rear:	Extensive rear garden which is mainly laid to lawn with well stocked flower beds, raised planters, Summer House,
Garage:	Up and over door, power and light, wall mounted boiler and door leading to hallway.

## Other Information

Tenure:	Freehold
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated
Energy Rating:	C
Sellers position:	To be advised

## 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](tel:01489789933), email [admin@richmondsproperty.co.uk](mailto:admin@richmondsproperty.co.uk) or go to [www.richmondsproperty.co.uk](http://www.richmondsproperty.co.uk)



**Approx. Gross Internal Floor Area 1546 sq. ft / 143.62 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



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. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Richmonds Property Services Ltd. nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



