



RICHMONDS

14 Waters Edge, Hedge End, Southampton, SO30 4AE

£475,000

An immaculately presented family home on the outskirts of Hedge End village. The property has been extended and improved by the current owners and boasts a 28'0" Kitchen/Breakfast/Family room, Lounge with open fireplace, office, ground floor shower room, utility, internal oak doors, master bedroom with ensuite and dressing area, family bathroom and a floored loft area currently used as a playroom with eaves storage. Outside there is ample off-road parking and the rear garden has an outbuilding which is kitted out to replicate a pub. An internal inspection is strongly recommended.

Accommodation

Entrance hallway:	Stairs to first floor, access to:
Lounge:	14'0" x 10'7" (4.27m x 3.23m) Open fireplace with brick surround
Kitchen/breakfast/family room:	28'0" x 9'2" max (8.54m x 2.80m max) A range of wall & base level units, Range cooker to remain, American style fridge freezer negotiable, fitted dishwasher, space for breakfast table. Family area with patio doors to the rear garden and feature panelling
Utility:	Plumbing for washing machine, space for tumble dryer
Cloak/shower room:	Shower cubicle with drench & handheld shower, Wc, wash hand basin
Office:	Victorian style radiator and feature panelling.

First Floor Landing

Bedroom 1:	13'2" x 9'8" (4.01m x 2.95m) Feature panelling, Victorian style radiators, access to ensuite & dressing area
Ensuite:	8'2" x 5'7" (2.49m x 1.70m) Steam shower cubicle, large vanity unit with wash hand basin inset & Wc with hidden cistern, fully tiled, heated towel rail
Dressing area:	Fitted wardrobes, Velux window
Bedroom 2:	11'5" x 10'5" (3.48m x 3.18m)
Bedroom 3:	12'4" x 10'7" (3.76m x 3.23m)
Bedroom 4:	8'7" x 6'6" (2.62m x 1.98m)
Bathroom:	6'6" x 6'0" (1.98m x 1.83m) Stand-alone claw foot bath, traditional style wash hand basin with towel rail, Wc, fully tiled

Outside

Front:	Shingled frontage creating ample off-road parking.
Rear:	Large decking area with covered area for a hot tub, children's playhouse, artificial lawned area, raised flower beds and outbuilding which has a bar
Garage:	The garage has been converted to create the office and there is a storage area at the front with wooden double doors

Other Information

Tenure:	Freehold
Approximate age:	1950/60's
Heating:	Gas central heating
Windows:	Double glazing
Energy Rating:	C
Loft:	Floored loft area with eaves storage
Sellers position:	Searching for a property to buy locally.

Local Information

Council tax:	Band D
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 or go to www.richmondsproperty.co.uk



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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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