

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

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 Outside

Lounge: 14'0" x 10'7" (4.27m x 3.23m) Open fireplace with brick surround

Kitchen/breakfast/family 28'0" x 9'2" max (8.54m x 2.80m max) A range of wall & base room: 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

Plumbing for washing machine, space for tumble dryer Utility:

Stairs to first floor, access to:

Cloak/shower room: Shower cubicle with drench & handheld shower, Wc, wash hand

basin

Victorian style radiator and feature panelling. Office:

First Floor Landing

Entrance hallway:

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

11'5" x 10'5" (3.48m x 3.18m) Bedroom 2: 12'4" x 10'7" (3.76m x 3.23m) Bedroom 3: 8'7" x 6'6" (2.62m x 1.98m) Bedroom 4:

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

Shingled frontage creating ample off-road parking. Front:

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

Gas central heating Heating: Windows: Double glazing

Energy Rating:

Floored loft area with eaves storage Loft:

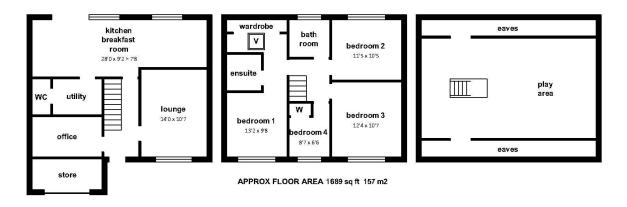
Searching for a property to buy locally. Sellers position:

Local Information

Band D Council tax:

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 quide 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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