



RICHMONDS

Bushy Dene Road, Botley, Southampton, SO32 2GN

£385,000

Located in the popular Boorley Park development and built by Linden Homes is this wonderful, energy efficient, three-bedroom Town House. There is spacious accommodation which briefly comprises: Entrance hallway, cloakroom, sitting/dining room with French doors to the rear garden and a modern integrated kitchen. On the first floor is a well-appointed family bathroom, together with two good sized bedrooms. The second floor houses a vast master suite, with storage and a superb en-suite shower room. Outside there is off road parking, access to single garage and an enclosed rear garden. An internal inspection is strongly recommended to fully appreciate the size of the accommodation on offer.

Accommodation

Entrance hallway:	Stairs to the first floor, storage cupboard, access to cloakroom
Cloakroom:	Wc, wash hand basin
Sitting/dining room:	15'10" x 15'4" (4.82m x 4.69m) Window & French doors to the rear garden, radiator
Kitchen:	10'7" x 9'0" (3.23m x 2.74m) Window, range of wall & base level units with integrated appliances, oven with hob & extractor over

First Floor Landing

Bedroom 2:	15'10" x 8'11" (4.82m x 2.72m) Window, radiator, built in wardrobe
Bedroom 3:	9'10" x 9'0" (3.00m x 2.74m) Window, radiator
Bathroom:	Bath with shower & screen over, Wc, wash hand basin

Second Floor

Bedroom 1:	25'6" x 16'2" (7.78m x 4.93m) Window, radiator, built in wardrobes, access to ensuite
Ensuite:	Shower cubicle, Wc, wash hand basin

Outside

Front:	Step to front door, driveway with access to the garage
Rear:	Low maintenance style rear garden with artificial lawned area, patio and woodchip area. Access to the garage
Garage:	Up & over door to the front, pedestrian door to the side

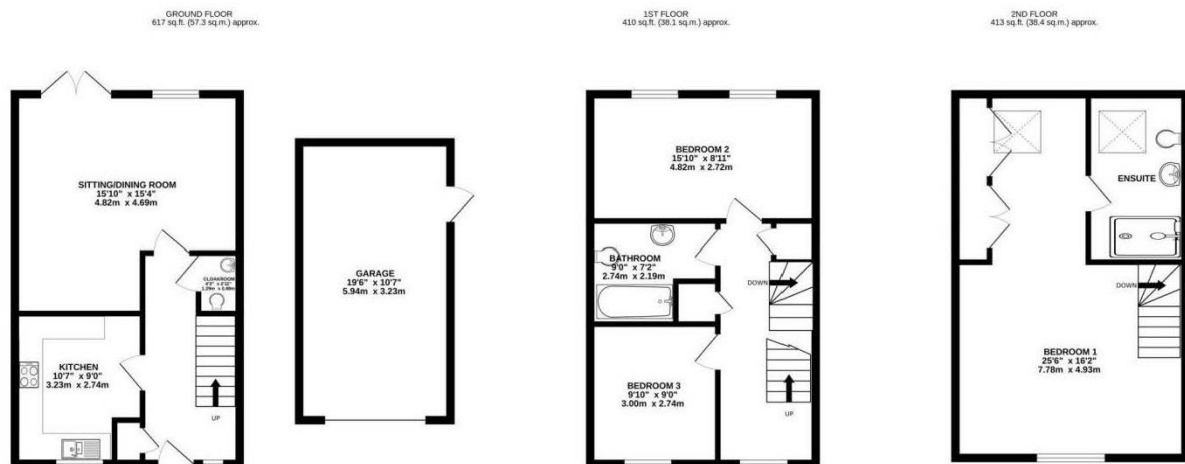
Other Information

Tenure:	Freehold
Approximate age:	2019 by Linden Homes
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated
Energy Rating:	B
Sellers position:	Have found a property to buy

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



TOTAL FLOOR AREA: 1440 sq.ft. (133.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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