



RICHMONDS

Cedar Row, Botley Road, Horton Heath, SO50 7FJ

£400,000

A well-presented detached family home offering spacious and versatile accommodation, benefitting from a westerly-facing garden and no onward chain.

The property features a modern kitchen to the front with built in appliances, a hallway, and downstairs WC. Plus, to the rear of this large house is a bright open-plan lounge/dining room, ideal for modern family living and entertaining.

Upstairs, there are four bedrooms and a modern family bathroom. The master bedroom benefits from an en-suite shower room.

Outside, the rear garden has a degree of privacy and is panel fence enclosed with a paved patio area. This lovely home is situated in a private cul-de-sac of seven stylish properties built around 2010 and has two allocated parking spaces at the front.

Horton Heath is ideally situated providing a semi-rural village location but benefitting from its proximity to excellent transport links for the M27 motorway network and a railway station at nearby Hedge End.

Other Information

Tenure: Freehold

Approximate Age: Built approx. 2010

Heating: Gas central heating

Windows: Double glazing

Loft: Partially boarded with ladder and light

Energy Rating: C

Sellers Position: No forward chain

Local Information:

Council Tax: D

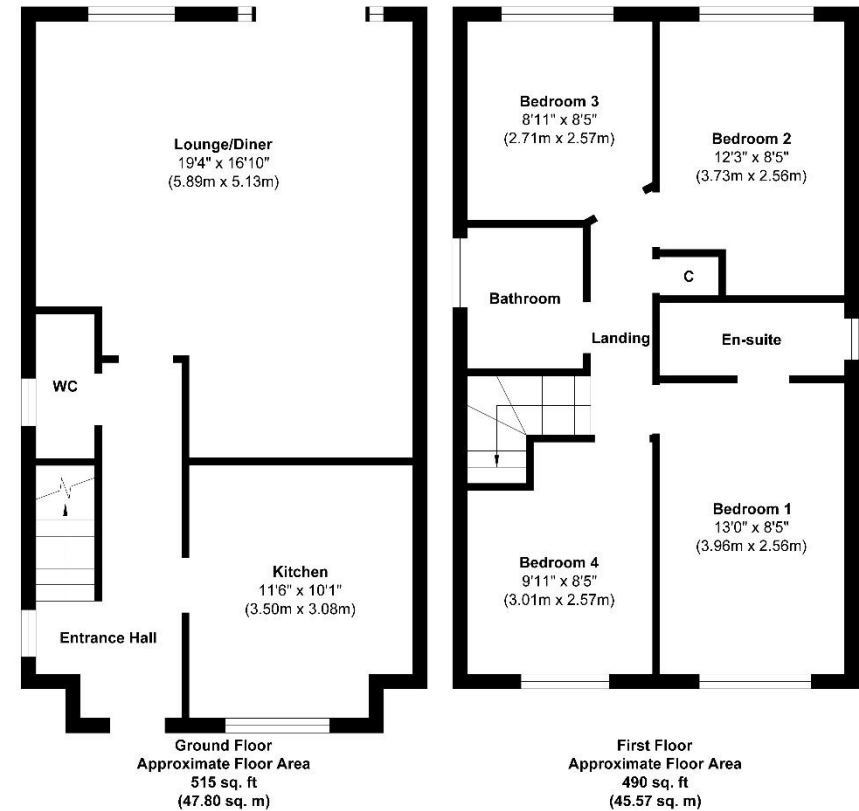
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	90
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Approx. Gross Internal Floor Area 1005 sq. ft / 93.37 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**

R545 Ravensworth 01670 713330

Lankester House, 1 Freegrounds Road, Hedge End, Southampton SO30 0HG • 01489 789933 • admin@richmondsproperty.co.uk

