



102 Hunts Pond Road, Park Gate, SO31 6RB

Asking Price £500,000



Hunts Pond Road |
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W&W are delighted to offer for sale this well presented detached family home sat on an enviable 0.13 acre plot. The property boasts four double bedrooms, large lounge, kitchen/dining room, utility room/study, cloakroom & family bathroom. The property benefits from an impressively sized 103 ft rear garden, front garden, detached tandem garage & driveway parking for ample vehicles.

Hunts Pond Road is a great location, providing direct access to local shops, and only a short distance to the Locks Heath Shopping Village and the amenities it provides. The home sits within the catchment of Park Gate Primary School, and Brookfield Secondary School. The property benefits from great transport links, road & rail services close by.





Well presented four double bedroom detached family home

Sit on an enviable 0.13 acre plot providing mature landscaped front & rear gardens

Welcoming entrance hall enjoying downstairs cloakroom & large understairs storage cupboard

Kitchen/dining room boasting oven/hob to remain and space for additional appliances

Spacious 19'9ft dual aspect lounge enjoying centrepiece fireplace with inset gas fire & double doors opening out onto the rear garden

Utility room/study providing additional storage space & plumbing for washing machine

Replacement Vaillant boiler

Galleried landing

Main bedroom enjoying built in wardrobes

Family bathroom comprising four piece suite with walk in power shower

Three additional bedrooms

Impressively sized south westerly facing 103'ft landscaped garden majority laid to lawn with mature shrubbery/flowers, paved patio area with pergola & rose above, shed to remain & twin side access

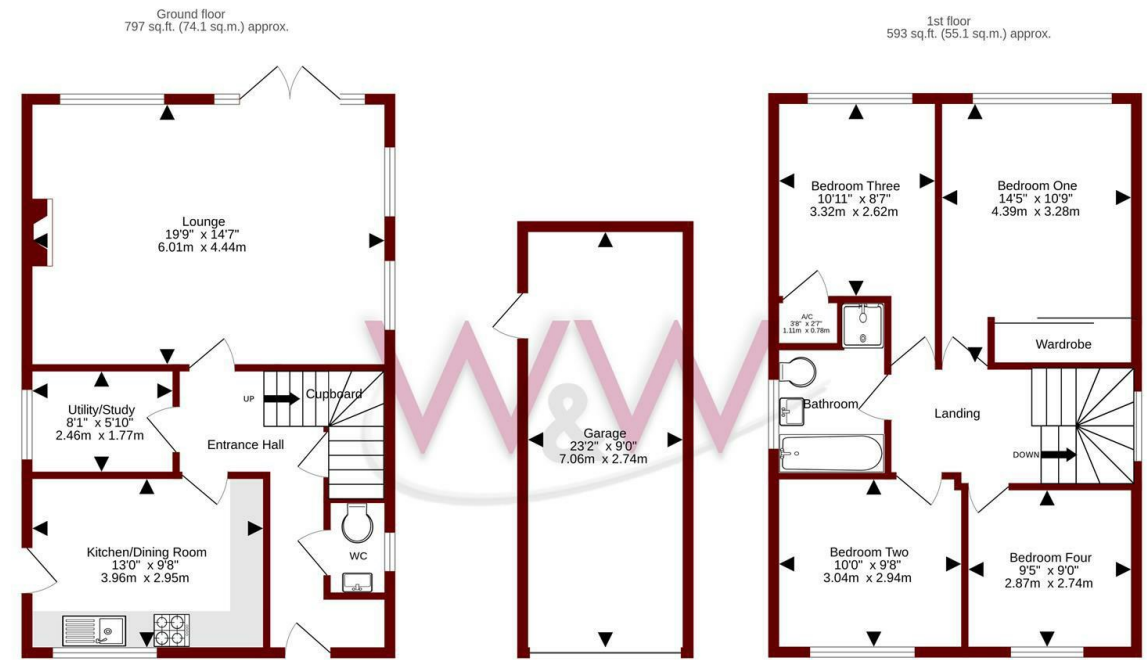
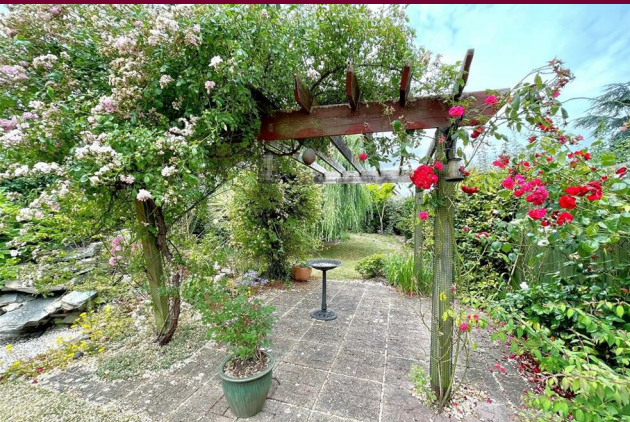
'In our opinion' the garden offers a great degree of privacy with allotments to the right hand side of the property

Detached garage enjoying power/lighting & electric remote controlled roller shutter door

Landscaped front garden laid to lawn with mature shrubbery/flowers

Driveway parking for ample vehicles

Vendor suited



TOTAL FLOOR AREA: 1391 sq.ft. (129.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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