



9 Netley Firs Road, Hedge End, SO30 4AY

Asking Price £548,500



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**** DETACHED ANNEXE ****W&W are delighted to offer for sale this beautifully presented & vastly improved three/four bedroom detached bungalow with a one bedroom annexe. The property boasts three double bedrooms, lounge, kitchen/dining room, family bathroom & stunning en-suite shower room to the main bedroom. The property also benefits from a rear enclosed landscaped garden, garage & annexe with lounge/kitchen/bar, shower room & it's own bedroom currently used as a home office. The property also provides ample driveway parking.

Netley Firs Road is in the popular village of Hedge End. The centre which offers a wide range of local amenities. Primary schools are within easy reach and the property is within the catchment area of Wildern County Secondary School. There is excellent transport links close by with the motorway network joined at junction 7 or 8 of the M27 as well as regular bus and mainline railway services available at Hedge End station.





Beautifully presented & vastly improved three/four bedroom detached bungalow

Welcoming entrance hall enjoying replacement internal oak veneer doors

Dual aspect lounge with patio doors opening out onto the rear garden

Kitchen benefitting from built in oven/hob

Utility room providing additional storage with space for additional appliances

Main bedroom boasting built in 'Hammonds' wardrobes, bay window fitted with 'Hammonds' built in storage & en-suite

Modern re-fitted en-suite shower room comprising three piece white suite, attractive wall/floor tiling & contemporary black trim

Two additional bedrooms with one benefitting from walk in bay window & both enjoying freestanding wardrobes available for separate negotiation

Family bathroom comprising three piece white suite & replacement vanity sink

Impressive annexe to the rear of the garden enjoying it's own entertainment lounge/kitchen/bar fitted with a range of integrated appliances, modern shower room & bedroom currently used as a home office

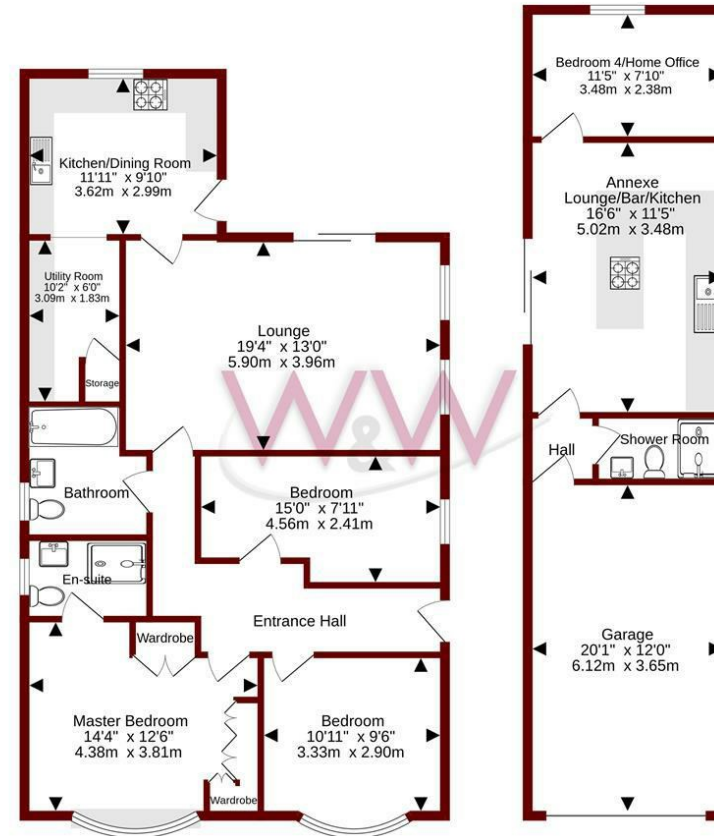
Rear enclosed landscaped garden approaching 150 feet in length enjoying multiple lawned areas, Indian sandstone patio areas perfect for alfresco dining, mature shrubbery/display flower beds

20'1ft garage with power/lighting & electric remote controlled up and over door

Driveway parking for multiple vehicles



Ground Floor
1586 sq.ft. (147.4 sq.m.) approx.



TOTAL FLOOR AREA : 1586 sq.ft. (147.4 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			83
(69-80) C			
(55-68) D		64	
(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 - D

Potential EPC Rating - B

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