



26 Bursledon Road, Hedge End - SO30 0BW
Offers in excess of £460,000

WHITE & GUARD

26 Bursledon Road

Hedge End, Southampton

INTRODUCTION

This beautifully presented and extended, four bedroom, detached family home benefits from an attractive rear garden and ample off road parking. The accommodation on the ground floor comprises a generous, 23ft lounge/diner with wood burning stove, modern re-fitted kitchen/breakfast room, utility, playroom and a cloakroom. On the first floor there are four, well-proportioned bedrooms and a modern, four-piece family bathroom.

LOCATION

The property is situated in Old Hedge End and benefits from being close to local shops, schools and amenities, including Hedge End's village centre and the M27 motorway links. DIRECTIONS From Hedge End's village centre proceed along Bursledon Road, where the property can be found just passed the turning to Pretoria Road, on the right hand side.

DIRECTIONS

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- TENURE - FREEHOLD
- EPC GRADE D
- EASTLEIGH BOROUGH COUNCIL BAND D





INSIDE

The entrance is located to the side of the property and opens into the utility room which has a range of fitted units, a sink and space for a tumble dryer. Doors then lead through to the hallway and the playroom, which has a window to the front. The hallway has stairs leading to the first floor, a storage cupboard and access to the lounge/diner and kitchen/breakfast room. The spacious lounge/diner has a window to the rear, French doors opening out to the rear garden and a feature fireplace with inset wood burning stove.

The kitchen/breakfast room has windows to the front and side, a skylight and has been re-fitted with a range of light grey, shaker style wall and base units with a Butler style sink unit and wooden worktops. There is a Range style cooker with extractor over and integrated appliances including a fridge/freezer, dishwasher and microwave. An opening to the side leads through to an inner hallway which has fitted shelving and units, space for a wine fridge and a door to the cloakroom.

On the first floor there are four, well-proportioned bedrooms, two of which overlook the rear garden, and two have windows to the front, with one bedroom benefitting from fitted cupboards. The modern family bathroom comprises a walk-in shower, panel enclosed bath, vanity wash hand basin, WC and a window to the side.

OUTSIDE

To the front of the property there is a driveway providing ample off road parking. Gated side access round to the attractive, landscaped rear garden which has paved patio area, two sections of lawn with planted borders, and an additional seating area to one side.



SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



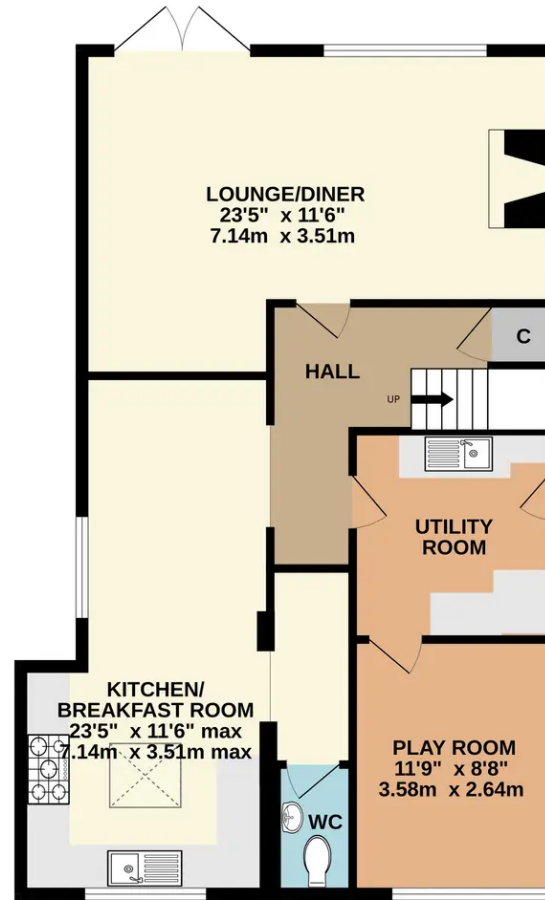
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PRS Property Redress Scheme

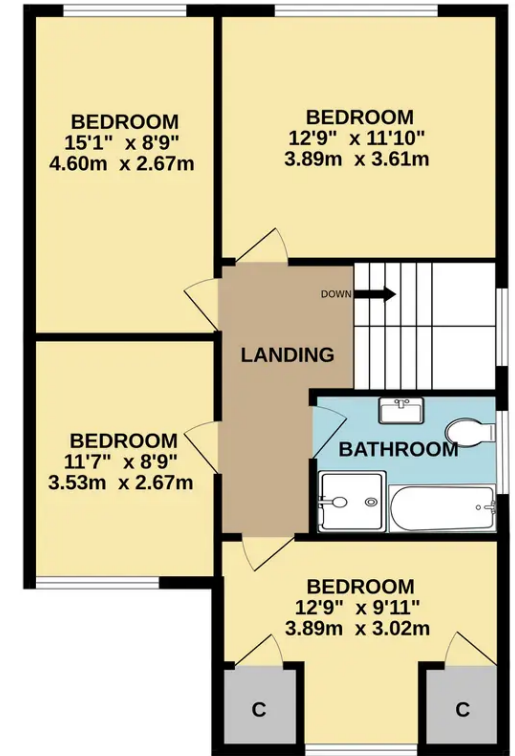
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GROUND FLOOR
866 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1545 sq.ft. (143.6 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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