



Greendale, 44a St. Johns Road, Hedge End, SO30 4AG

£575,000

WHITE & GUARD

Greendale, 44a St. Johns Road

Hedge End, Southampton

INTRODUCTION

This wonderful, four bedroom detached family home has been finished to a high specification throughout and offers excellent environmental credentials. The accommodation on the ground floor comprises a 22ft kitchen/dining room with French doors opening out to the rear garden, a spacious 20ft lounge, cloakroom and utility. On the first floor there are four bedrooms, with an en-suite shower room to the master, and a four-piece family bathroom. Outside there is off road parking and a beautifully landscaped rear garden.

Additional benefits include underfloor heating to the ground floor, remaining Protek warranty, air source heat pump and a high level of insulation.

LOCATION

The property is located in the popular area of Old Hedge End and overlooks the park to the front. The property is conveniently situated within walking distance of the village centre offering a range of shops and amenities, as well as being close to local schools and the M27.

From Hedge End's village centre, proceed in a southerly direction along St Johns Road, where the property can be found on the right hand side.

- TENURE - FREEHOLD
- EPC GRADE B
- EASTLEIGH BOROUGH COUNCIL BAND F





INSIDE

The front door opens into the inviting entrance hall which has stairs leading to the first floor, a built-in storage cupboard and doors through to all ground floor rooms. To the front of the property there is a spacious lounge measuring 20ft in length, with two windows to the front aspect. Double doors from the hallway lead through to the 22ft kitchen/diner which has a window to the rear and French doors, with full-length windows either side opening out to the garden. The kitchen has been fitted with a beautiful range of shaker style units with integrated appliances including a double oven, fridge/freezer, dishwasher and washing machine. There is also a useful island unit incorporating a breakfast bar and inset five ring hob with extractor over. The ground floor cloakroom has a window to the front, whilst the utility has a window and door to the rear, a range of fitted units and space for further appliances.

On the first floor there is a generous landing with a window to the side and a built-in cupboard. The good size master bedroom has a window to the front, a fitted wardrobe and a modern en-suite with a shower cubicle, wash hand basin and WC. Bedroom two overlooks the rear garden, has a Velux window and a fitted wardrobe. The third bedroom is an L-shaped room with a window to the side, two Velux windows and a built-in wardrobe, whilst the fourth bedroom has two Velux windows to the front. The family bathroom has a Velux window to the rear and comprises a walk-in shower cubicle, separate bath, wash hand basin and WC.

OUTSIDE

To the front of the property there is a driveway providing off road parking with gated side access leading round to the attractive rear garden, which has been beautifully landscaped to provide a paved seating area, leaving the rest of the garden mainly laid to lawn with tree and hedge borders. There is an additional seating area to one corner and a garden shed to the side.



SERVICES:

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.

