



96 Billington Gardens, Hedge End - SO30 2RT
£825,000

WHITE & GUARD

96 Billington Gardens

Hedge End, Southampton

INTRODUCTION

This spacious, five bedroom detached family home is situated in a sought-after location in Hedge End and benefits from a good size sunny aspect rear garden, off road parking and a double garage. The accommodation on the ground floor comprises a lounge, separate dining room, good size kitchen/breakfast room, utility, study and cloakroom. On the first floor there are five good size bedrooms, including an impressive master bedroom with dressing room and en-suite, as well as an en-suite to the second bedroom and a family bathroom.

LOCATION

The property is conveniently situated within walking distance of Hedge End's train station, as well as close to local shops, schools and amenities, including Dowd's Farm Park. Hedge End's out-of-town retail park and the M27 motorway links are also close by.

- EASTLEIGH BOROUGH COUNCIL BAND G
- EPC RATING - C
- TENURE - FREEHOLD





INSIDE

The welcoming entrance hall has stairs leading to the first floor and doors through to the lounge, dining room, kitchen, study and cloakroom. The spacious lounge has a window to the front and a log burner, doors to the dining room which has access to the rear garden. The good size kitchen/breakfast room has a windows to the rear and has been fitted with a matching range of units an integrated dishwasher and space for an American style fridge freezer. A door to the side leads through to the utility room which offers space for further appliances and has a window and door to the rear. The study looks out to the front aspect and the cloakroom to the rear.

On the first floor, the impressive master bedroom has a window over looking the rear garden and a dressing room with fitted wardrobes and a window to the front. The modern en-suite bathroom has a window to the side and comprises a walk-in shower cubicle, separate bath, wash hand basin, WC and heated towel rail. Bedroom two has a window to the front, a range of fitted wardrobes and an en-suite with a window to the side, shower cubicle, wash hand basin and WC. Bedrooms three and four have windows to the rear, whilst bedroom five overlooks the front, all bedrooms have fitted wardrobes. The modern shower room has a window to the side and comprises a walk in shower, wash hand basin and WC.

OUTSIDE

To the front there is off road parking and access to the double garage. Gated side access leads round to the attractive rear garden which has a paved patio area, spanning the width of the property, leaving the rest of the garden mainly laid to lawn with a variety of planted borders, an additional patio area at the end and two garden sheds.

BROADBAND

Superfast Fibre Broadband is available with download speeds of 57-80 Mbps and upload speeds of 17-20 Mbps. Information has been provided by the Openreach website.



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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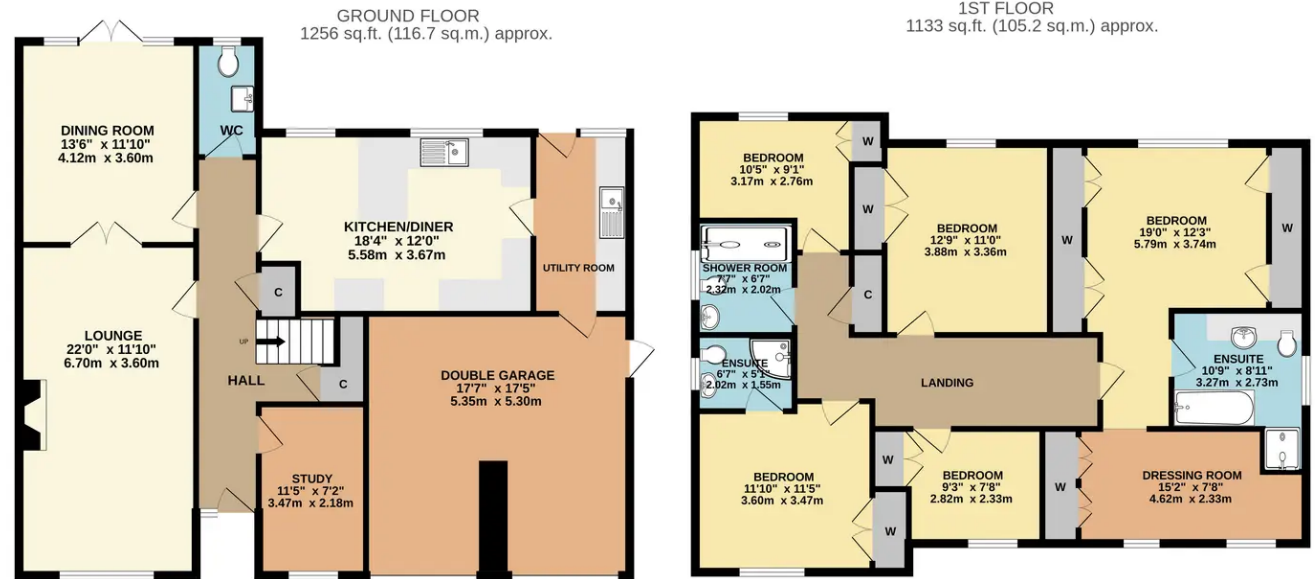
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Disclaimer

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TOTAL FLOOR AREA : 2389 sq.ft. (221.9 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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