



39 Foord Road, Hedge End, SO30 0DR

Offers in excess of £400,000

WHITE & GUARD

# 39 Foord Road

Hedge End, Southampton

## INSIDE

Situated in a small cul-de-sac, this extended, three bedroom detached family home offers a spacious lounge, modern kitchen with adjoining utility, dining room, conservatory and a ground floor shower room. On the first floor there are three bedrooms and a modern family bathroom. Outside there is off road parking, a single garage and an attractive rear garden.

## LOCATION

The property is located within Hedge End and benefits from being close to the village centre which has a range of shops, schools and local amenities. Hedge End's out-of-town retail park and the M27 motorway links are also close by.

## DIRECTIONS

From the centre of Hedge End head south along St Johns Road and continue for some distance, turning left into Foord Road. Turn immediately right into the first cul-de-sac where the property can be found on the right hand side.

- TENURE - LEASEHOLD
- EPC GRADE D
- EASTLEIGH BOROUGH COUNCIL BAND E





## INSIDE

The front door opens into the entrance porch which in turn leads through to the lounge, which has stairs leading to the first floor, a window to the front and a feature fireplace. An archway to one side then leads through to the dining room which has sliding patio doors through to the conservatory and a door to the modern kitchen, which has a window to the rear.

The kitchen has been fitted with a range of shaker style wall and base units with a built-in double oven, gas hob with extractor over, and appliance space for a fridge/freezer and dishwasher. A door leads through to the adjoining utility room which offers a range of further units, an integrated microwave and appliance space for a washing machine and tumble dryer. There is a window to the rear, a door to the side leading out to the patio area and access to the modern ground floor shower room, which comprises a vanity wash hand basin, WC, shower cubicle, heated towel rail and a window to the side.

The UPVC double glazed conservatory enjoys a pleasant outlook over the garden and has French doors opening onto the patio area.

On the first floor, the master bedroom has a window to the front and a built-in wardrobe, whilst the second bedroom overlooks the rear garden and has fitted wardrobes along one wall, with the third bedroom having a window to the front. The modern family bathroom comprises a panel enclosed bath with shower over, vanity wash hand basin, WC and a window to the rear.

## OUTSIDE

To the front of the property there is a lawned garden and a driveway providing off road parking, leading to the garage. Gated side access leads round to the attractive rear garden, which has two paved patio areas leaving the rest of the garden mainly laid to lawn with mature planted borders.

## ADDITIONAL INFORMATION

The property is leasehold with 941 years remaining.



**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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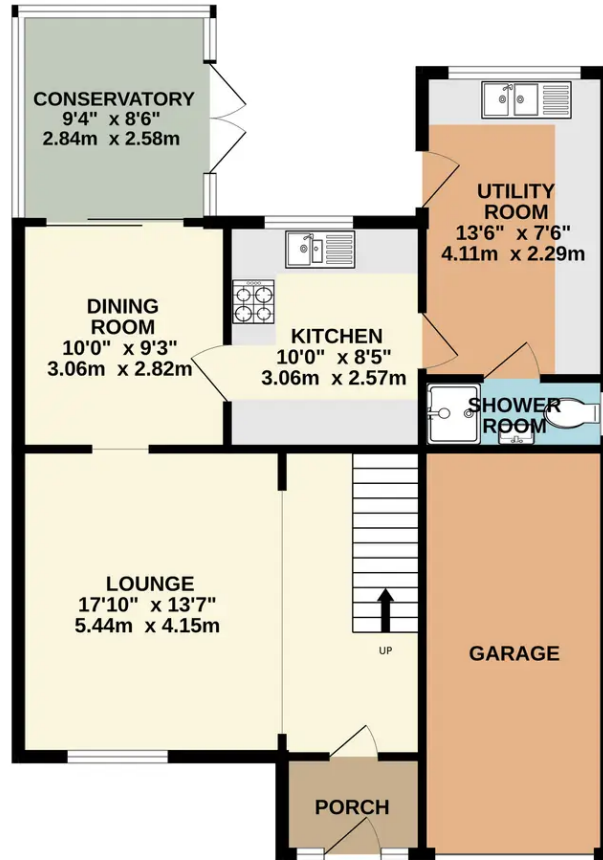
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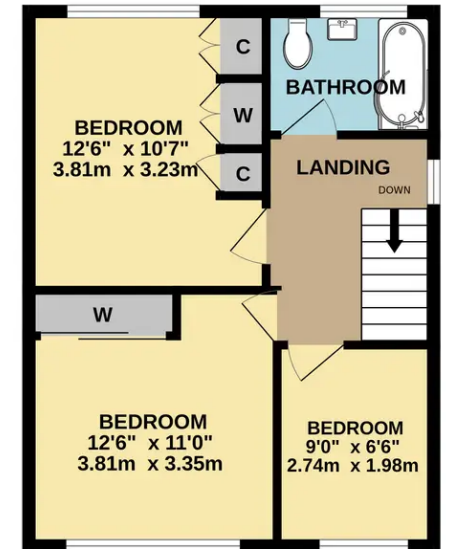
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GROUND FLOOR  
812 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 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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