



26 Yardley Road, Hedge End - SO30 0HQ

Offers in excess of £475,000

WHITE & GUARD

# 26 Yardley Road

Hedge End, Southampton

## INTRODUCTION

Offering very well-presented accommodation throughout, this deceptively spacious, three bedroom bungalow has been significantly extended to the rear and benefits from a beautiful, south easterly rear garden, ample driveway parking and a detached, single garage.

The accommodation features a wonderful, 28ft kitchen/diner/sitting room with sliding doors to the rear garden, a separate lounge, three bedrooms, with an ensuite shower room to the large, 29ft master, and a family bathroom.

## LOCATION

The property is conveniently situated close to local shops, schools and amenities, including Hedge End's village centre and retail park, as well as the M27 motorway links.

- FREEHOLD
- EPC ORDERED
- EASTLEIGH COUNCIL BAND D





## INSIDE

The heart of the home has to be the spacious, kitchen/diner/sitting room, which has been fitted with a modern range of wall and base units with a built-in double oven and electric hob with extractor over, as well as integrated appliances including a fridge/freezer, dishwasher and washing machine.

A large opening from the kitchen flows through to the dining/sitting room which has a window to the side and sliding doors leading out to the rear garden, whilst the separate lounge enjoys a bay window to the front and a feature fireplace.

The impressive master bedroom is a spacious room overlooking the rear garden and benefits from fitted wardrobes and an en-suite shower room.

Bedrooms two and three both have built-in wardrobes and windows to the side aspect. The family bathroom comprises a panel enclosed bath with shower attachment over, wash hand basin, WC and a window to the front.

## OUTSIDE

To the front there is ample off road parking on the driveway, which extends along the side of the property leading to the detached, single garage.

The beautiful, rear garden enjoys a south easterly aspect and has a paved seating area, leaving the rest of the garden mainly laid to lawn with mature borders and an additional patio area at the end, along with a greenhouse and shed.



## BROADBAND

Fibre to the cabinet broadband (part-fibre connection) is available with download speeds of up to 76 Mbps and upload speeds of up to 15 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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## ANTI-MONEY LAUNDERING REGULATIONS

**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

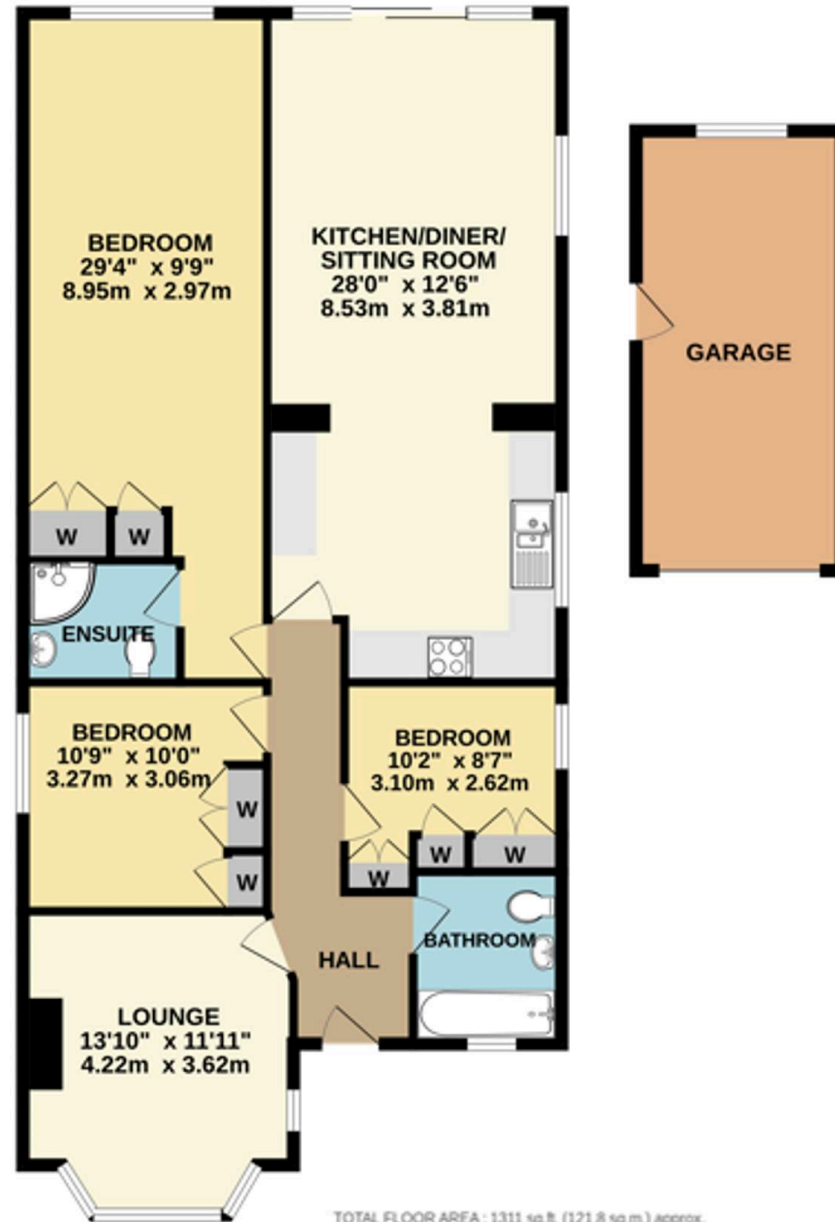
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These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels 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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GROUND FLOOR  
1311 sq.ft. (121.8 sq.m.) approx.



TOTAL FLOOR AREA: 1311 sq.ft. (121.8 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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