



Addison
ESTATE AGENTS



22 Hunts Pond Road, Park Gate, Southampton, SO31 6QA

£725,000 Freehold

One of the most deceptively spacious bungalows to come to the market with just under 3000sqft of accommodation and occupying a beautifully secluded plot approaching a quarter of an acre and offered with NO FORWARD CHAIN,

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Further Information

Council Tax Band:
E

Estate or Lease Charges if Applicable:

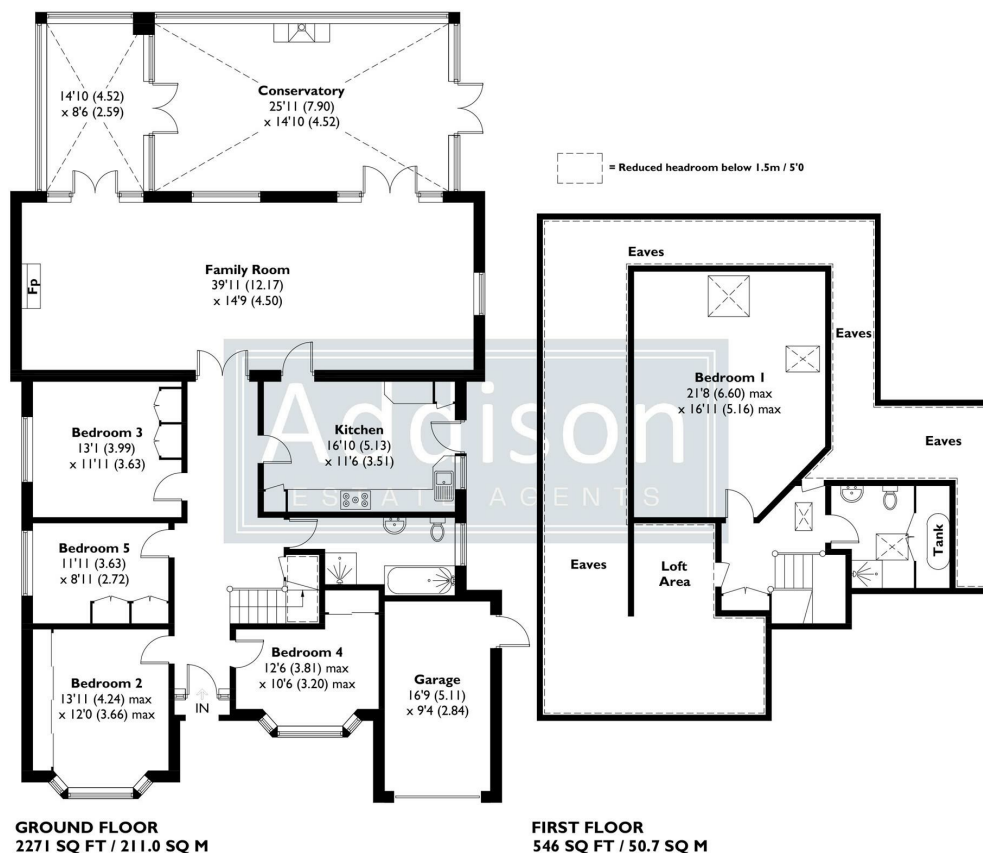




APPROXIMATE GROSS INTERNAL AREA = 2817 SQ FT / 261.7 SQ M
(EXCLUDING EAVES)

GARAGE = 158 SQ FT / 14.7 SQ M

TOTAL = 2975 SQ FT / 276.4 SQ M



- One of the most deceptively spacious detached bungalows to come to the market
- Approx. 3000sq ft of versatile accommodation
- Five double bedrooms, including a spectacular first-floor principal suite
- Magnificent 39ft lounge/family room – ideal for modern family living and entertaining
 - Beautiful Botticino Italian marble flooring throughout much of the ground floor
- Stunning conservatory incorporating a 25ft living area with log burner and separate dining space
- High-quality kitchen with imported Italian cherry wood cabinetry and integrated appliances
- Beautifully landscaped plot approaching ¼ of an acre, offering exceptional privacy
- Conveniently located close to Park Gate Village, Locks Heath Shopping Centre and Swanwick railway station
- NO FORWARD CHAIN

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1323661)

Produced for Addison Estate Agents

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.



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