



RICHMONDS



# Beattie Rise, Grange Park, Southampton, SO30 4RF

OIEO £550,000

This impressive four-bedroom family home offers exceptionally spacious accommodation including a large ground floor layout and a bright conservatory.

Inside, the home features a well-appointed kitchen/breakfast room, a separate dining room, a generous living room, and two dedicated offices - ideal for home working or study. The décor throughout is light, stylish, and modern and there is the added benefit of gas central heating and double glazing. Upstairs, there are two bathrooms, complemented by a convenient ground-floor cloakroom.

The westerly-facing garden provides excellent privacy, making it perfect for relaxing or entertaining. The property has off-road parking for several vehicles at the front and is set within a quiet cul-de-sac location.

This is a wonderful family home with well-regarded schools within walking distance and plenty of green spaces and sports facilities nearby. The property is located close to local shops and the various retail units in the Hedge End area. Transport links are also excellent with Junction 7 of the M27 and Hedge End Railway Station close by.

## Other Information

Tenure: Freehold

Approximate Age: Built 1990's

Heating: Gas central heating

Windows: Double glazing

Loft: Insulated, partially boarded with light

Energy Rating: TBC

Sellers Position: Looking for a property in the local area

## Local Information:

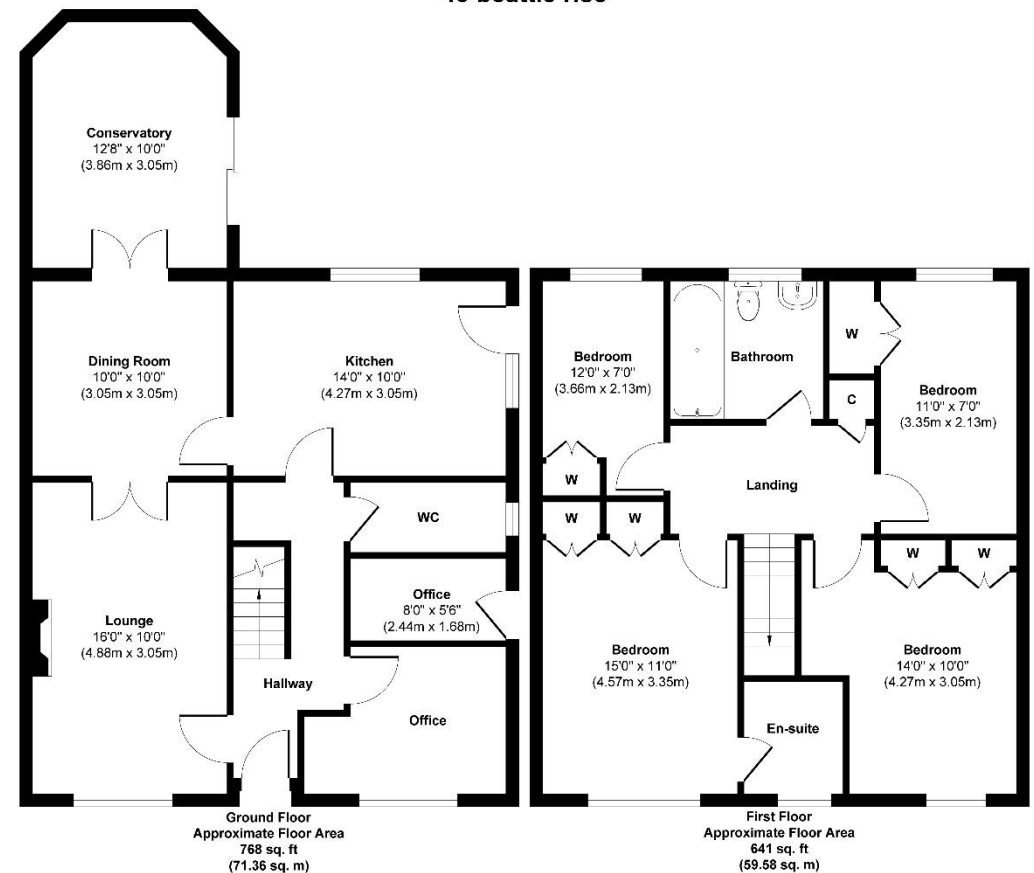
Council Tax: E

Local Authority: Eastleigh Borough Council





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**Approx. Gross Internal Floor Area 1409 sq. ft / 130.94 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**Agents Note:** The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

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