



24 Bryony Gardens, Horton Heath - SO50 7PT
£275,000

WHITE & GUARD

24 Bryony Gardens

Horton Heath, Eastleigh

INTRODUCTION

White & Guard are delighted to present this beautifully maintained and modern two-bedroom mid-terrace home, ideally situated in the highly regarded area of Horton Heath. The property has been carefully maintained by the current owners and offers a superb blend of modern living spaces and charming features, making it an ideal choice for families, couples, or first-time buyers. The property features a spacious rear garden, a modern kitchen and bathroom, well-proportioned bedrooms, and is conveniently located near excellent local amenities and schools.

LOCATION

Horton Heath is a charming village offering a peaceful setting with immediate access to beautiful countryside walks and local green spaces. The village benefits from a local pub, post office, and highly regarded schools. For broader needs, the property is excellently situated with easy access to Eastleigh and Southampton, with a good range of high-street shops, supermarkets, restaurants, and entertainment venues. The property also benefits from excellent transport links, with nearby railway stations and easy access to the M27 motorway.

- EASTLEIGH COUNCIL BAND C
- FREEHOLD
- EPC RATING C
- TWO BEDROOM TERRACED HOME
- UPVC DOUBLE GLAZING THROUGHOUT
- OPEN-PLAN LIVING & DINING AREA
- MODERN FAMILY BATHROOM
- GENEROUS REAR GARDEN WITH PATIO & SHED
- SINGLE GARAGE & PARKING
- EXCELLENT LOCAL AMENITIES & SCHOOLS





INSIDE

The property is approached via a front garden with mature planting. The front door opens into a welcoming hallway, leading through to the lounge diner offering a flexible space with carpeted flooring and windows to the rear aspect. A staircase with a wooden banister leads to the first floor. The living area comfortably accommodates seating, with the current owners utilizing space for armchairs and a dining table with chairs. There is also a small alcove ideal for a storage unit or television stand. At the front of the property, you'll find a bright and modern fitted kitchen. It offers a range of wall and base units with stylish light wood-effect counter tops and a practical tiled backsplash. There's space for a freestanding electric cooker and a washing machine, plus a window that looks out over the front garden.

On the first floor, the landing provides access to the two bedrooms and the family bathroom. The main bedroom is a good-sized double room with a window overlooking the rear garden, offering a leafy outlook. The room is carpeted and has space for a large double bed, bedside tables, and has built in wardrobes. The second bedroom is a charming smaller single room with built in cupboard, perfect as a children's bedroom or a home office. It features a window to the front aspect and built-in storage. The modern family bathroom is fully tiled and comprises a white three-piece suite including a low-level WC, a pedestal wash hand basin, and a panel-enclosed bath with a shower attachment and a clear glass screen. There is a window, a radiator, and a small built-in shelf.

OUTSIDE

One of the standout features of this home is the generous rear garden, which is fully enclosed by wooden panel fencing, providing a high degree of privacy. It begins with a paved patio area immediately behind the house, ideal for outdoor dining and entertaining. The garden is mainly laid to lawn, interspersed with mature planting. At the far end of the garden, there is a large timber garden shed, perfect for storage. A pathway with stepping stones leads from the patio to the shed.

To the front, there is a low-maintenance garden area with some planting. The property also benefits from parking with a driveway leading to a single garage located nearby.



SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband ; Superfast Fibre Broadband 48-74 Mbps download speed 12 - 20 Mbps upload speed. This is based on information provided by Openreach.

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.

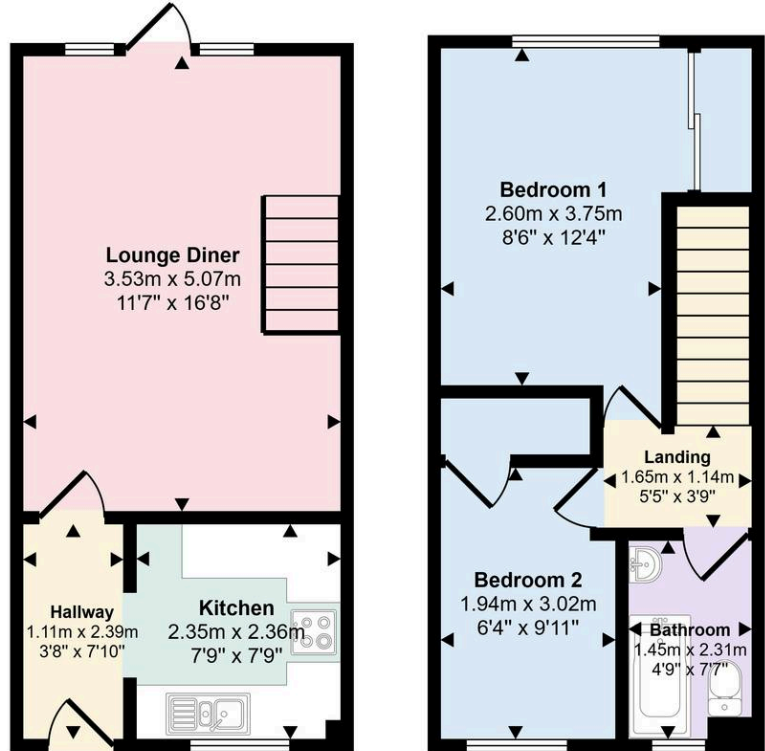
Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

DISCLAIMER

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.



**Approx Gross Internal Area
55 sq m / 591 sq ft**



**Ground Floor
Approx 27 sq m / 292 sq ft**

**First Floor
Approx 28 sq m / 298 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

T: 023 8202 2199
457 Fair Oak Road, Fair Oak,
Southampton, Hampshire, SO50 2AJ
E: fairoak@whiteandguard.com
W: whiteandguard.com