



4 Shafford Meadows, Hedge End

Southampton

£340,000



## 4 Shafford Meadows

Hedge End, Southampton

Modern three-bedroom terraced house with en suite, family bathroom, garden, parking, and great transport links. Close to parks and amenities. Ideal for families or investors. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Popular residential area
- Access to green spaces and parks
- Strong connectivity through public transport & M27
- Modern home
- 3 Bedrooms
- Juliette balcony off the Principal Bedroom
- En Suite & family Bathroom
- Ground Floor W/C
- Energy Efficient property with solar panels





### **Kitchen/Breakfast Room**

12' 0" x 8' 0" (3.66m x 2.44m)

Located towards the front of the property and accessed directly from the entrance hallway. This modern kitchen has ample storage space along with a built in double oven and dishwasher.

### **Reception Room**

15' 9" x 15' 3" (4.80m x 4.65m)

Spacious room located on the ground floor towards the rear of the property. Double doors open up on the rear garden, the space has excellent light that flows throughout. There is additional storage which fills the space under the stairwell.

### **W/c**

Located on the ground floor towards the front of the property and accessed directly from the entrance hallway.

### **Principal Bedroom**

10' 6" x 10' 3" (3.20m x 3.12m)

Double bedroom with a private en suite, located on the first floor towards the rear of the property. The room has excellent natural light through a Juliette window.



### **En Suite**

Accessed from the Principal Bedroom, the room comes with a spacious shower & natural ventilation through a window over the sink.

### **Bedroom 2**

11' 0" x 8' 6" (3.35m x 2.59m)

A double bedroom located on the first floor towards the rear of the property.

### **Bedroom 3**

8' 3" x 6' 9" (2.51m x 2.06m)

A single bedroom located on the first floor towards the rear of the property.

### **Bathroom**

10' 6" x 10' 3" (3.20m x 3.12m)

Modern bathroom located on the first floor with half



### **REAR GARDEN**

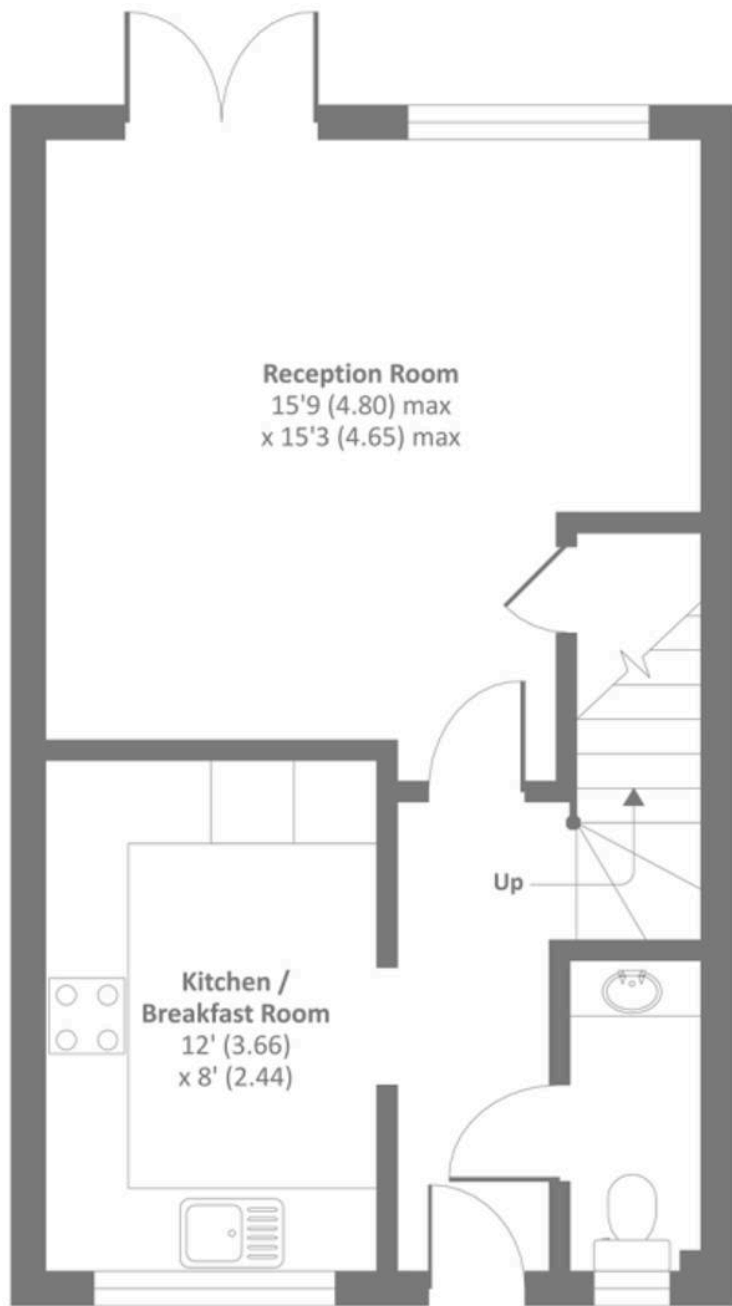
Private rear garden, accessed through the double doors off the reception room. The space is divided into three tiers, initially decking has been installed followed by an astroturfed area. At the top of the garden you will find a paved area with a shed. Rear access through side gate

### **ALLOCATED PARKING**

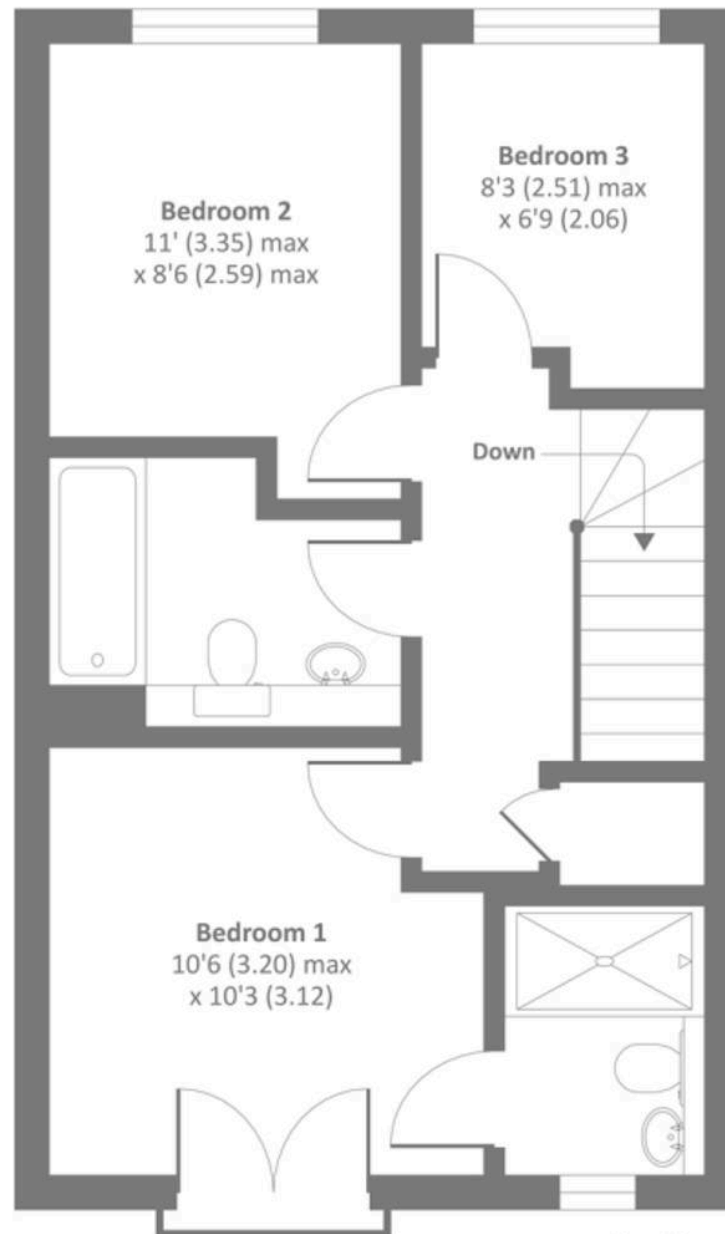
2 Parking Spaces

Located in front of the property.





Ground floor



First floor



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