



4 Foxhayes Lane, Langley, SO45 1XX  
£450,000



ANTHONY JAMES  
PROPERTIES



# 4 Foxhayes Lane

Langley, Southampton, SO45 1XX

Detached 4-bedroom house presents an exceptional opportunity for those seeking a beautiful family home. With the convenience of gas fired central heating and double glazing throughout. The multiple reception rooms provide ample space for family living, complemented by two bathrooms including an ensuite to the main bedroom plus a ground floor w/c for convenience. A spacious kitchen/breakfast room with plenty of storage options leads to a utility room, a dining room come office, and a large living room. Other highlights include a double width driveway, a single garage, and a stunning enclosed rear garden featuring a pitched glass roof conservatory with access to the garden.

The rear garden offers a raised block paved patio area provides the ideal spot to relax and enjoy the green surroundings, while a hard standing area leads to two timber sheds and a personal door to the garage. The garage offers space for one car, benefiting from a manual up and over door, power, lighting, and a door to the rear garden. Plus, with a double width hard standing driveway offering the potential for extension.

Council Tax band: E  
Tenure: Freehold



| Energy Efficiency Rating                    |          | Environmental Impact (CO <sub>2</sub> ) Rating                  |          |
|---|----------|---|----------|
| Very energy efficient - lower running costs | Current  | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current  |
| (92+)                                       | <b>A</b> | (92+)   | <b>A</b> |
| (81-91)                                     | <b>B</b> | (91-91)   | <b>B</b> |
| (65-80)                                     | <b>C</b> | (89-89)   | <b>C</b> |
| (55-64)                                     | <b>D</b> | (55-64)   | <b>D</b> |
| (39-54)                                     | <b>E</b> | (39-54)   | <b>E</b> |
| (21-38)                                     | <b>F</b> | (21-38)   | <b>F</b> |
| (1-20)                                      | <b>G</b> | (1-20)  | <b>G</b> |
| Not energy efficient - higher running costs |          | Not environmentally friendly - higher CO <sub>2</sub> emissions |          |

England, Scotland & Wales



1 Southward House  
Dibden Purlieu SO45 4PT

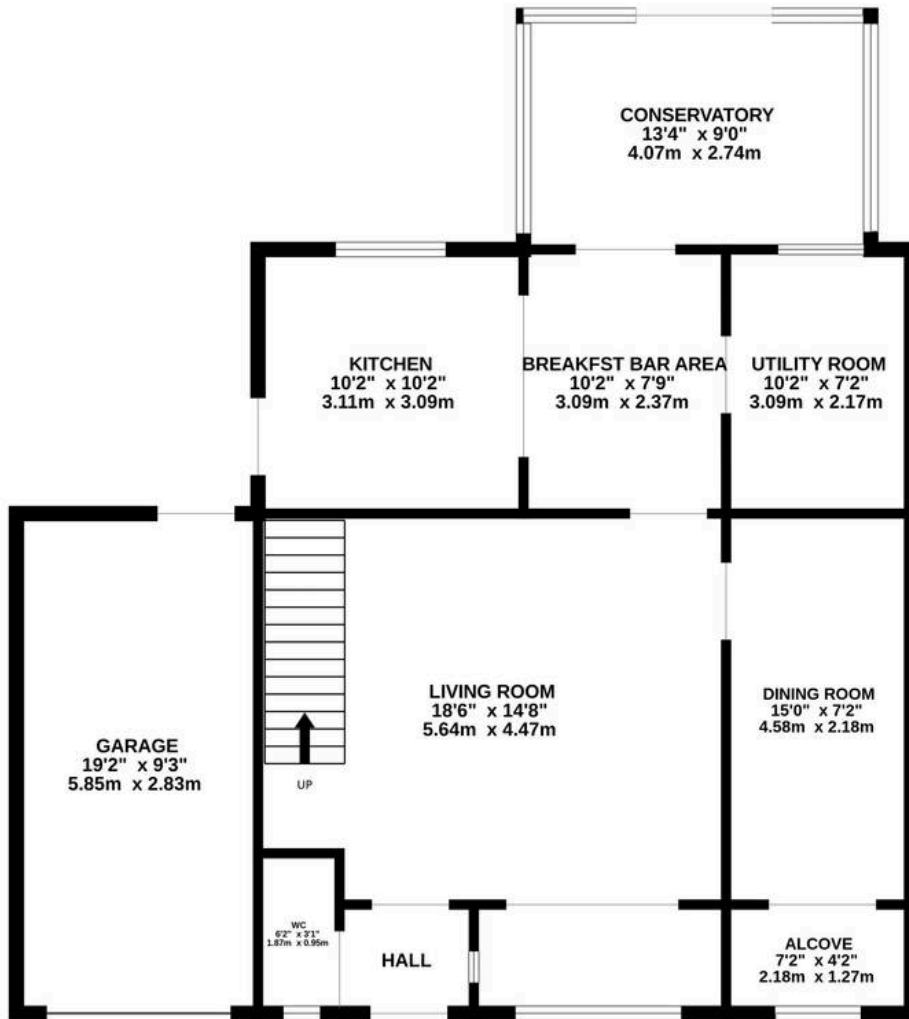


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GROUND FLOOR  
1034 sq.ft. (96.1 sq.m.) approx.



1ST FLOOR  
631 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1665 sq.ft. (154.7 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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