



**£360,000**  
Freehold

**42 Britannia Gardens, Hedge End**  
Southampton, Hampshire SO30 2RP



## Quick View



3 Bedrooms



Garage



1 Living Room



2 Bathrooms



Semi-Detached House



EPC Rating D



Driveway Parking



Council Tax Band D

## Reasons to View

- An established three bedroom semi-detached family home that has been loved by its present owner for nearly 20 years and is now ready for a new family ready to make their mark.
- This popular Grange Park location offers schools, Berrywood and Wellstead and the station being only a fourteen minute walk and 2.2 miles to the M27 (according to Google).
- On the ground floor you will find the welcoming lounge and spacious kitchen/diner with French doors opening onto the garden, and a recently refurbished downstairs toilet.
- The first floor offers three well-proportioned bedrooms, one with en suite shower. The refurbished bathroom provides a sanctuary for that precious downtime.
- Outside the well-tended gardens provide a fantastic space for dining, playing, or just relaxing with a natural lawn and mature planting. Parking, no problem plus a garage.
- Our seller has been actively searching for their onward purchase and are now ready to pass on the baton, and keys for this ideal family home.

## Description

If you're looking for a home that just works for modern family life, this three-bedroom semi-detached house in Grange Park's Britannia Gardens really delivers. The kitchen/diner is the heart of everything here. If you are looking for that all important additional space to make a family home, that is light with private gardens, that make it perfect for summer days when the boundaries between inside and out just disappear.

From the reception hall, the re-fitted downstairs cloakroom is modern and stylish. The lounge is a light, spacious room with stairs leading to the first floor, and doorway into the kitchen. Ample work surfaces with storage above and below, an inset stainless steel sink, freestanding cooker space and wall mounted gas fired boiler. There is space for a dining table and double glazed French doors leading to the garden.

On the first floor, the landing accommodates the airing cupboard housing the cylinder, and doors leading to the bedrooms and bathroom. There are two double bedrooms, the main bedroom provides built in mirror fronted wardrobes and en suite shower and vanity basin. The second bedroom, a double, and the third bedroom makes a perfect child's room, study or work from home space. The bathroom has been updated by the current owner and has a beautifully fitted white three piece suite comprising a panelled bath with shower over, vanity basin and W.C. with complementary tiling, downlighters, and chrome heated towel rail.

Outside the nicely mature garden is surrounded by high level wooden fence panelling, with shrubs and patio area, outside tap and personnel door to the garage. To the front you will find a lawned area, off road parking for up to two vehicles accessing the attached brick built garage with up and over door, power and light connected and rafters' storage space.

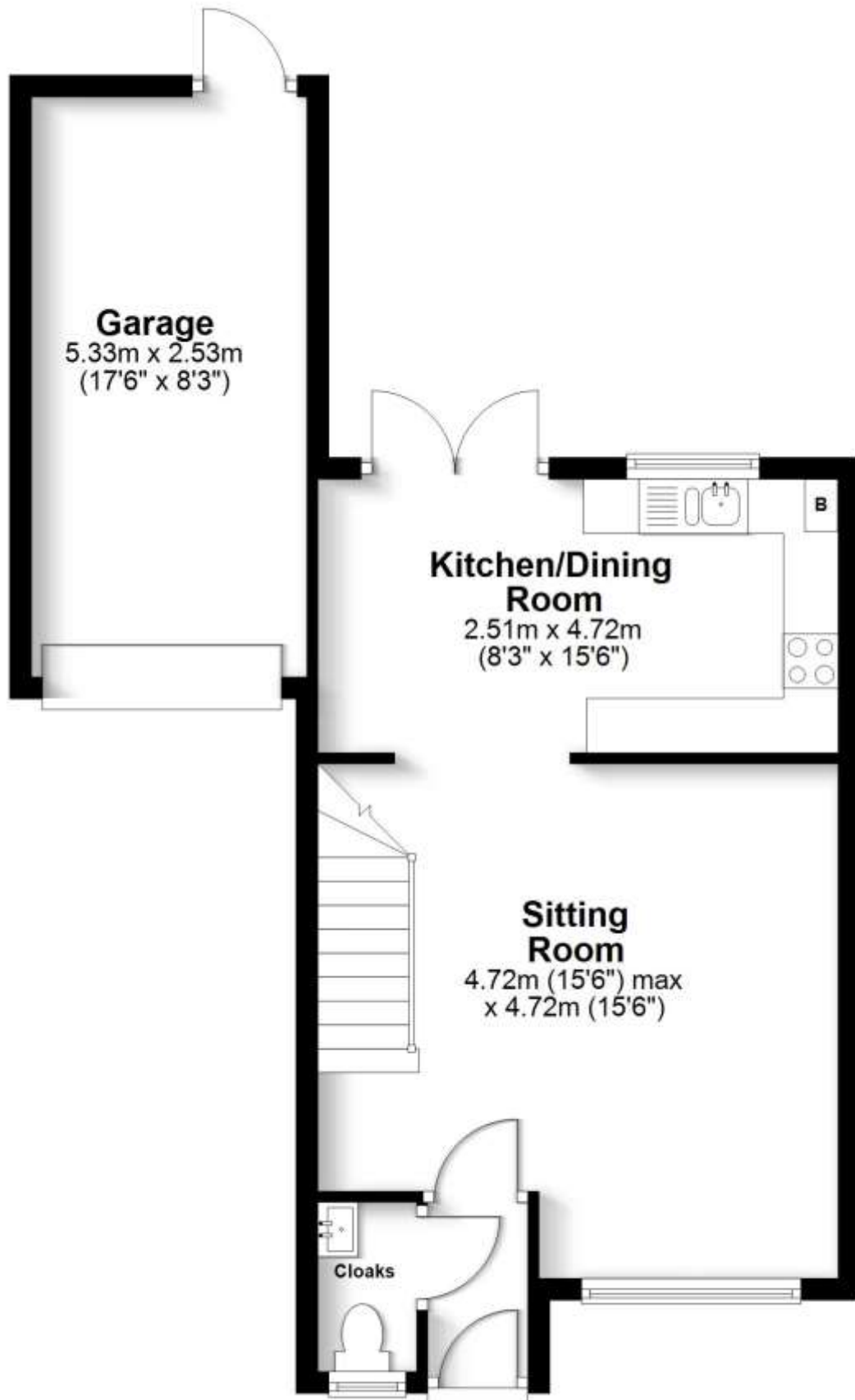
Grange Park is one of Hedge End's most popular spots for good reason. You're close to primary schools, Hedge End railway station is available for commuting along the Eastleigh to Fareham line, and you've got easy access to junctions 7 and 8 of the M27. To arrange a viewing, call Robinson Reade where one of our experienced professional team members will be happy to show you over.

## Directions

<https://what3words.com/theme.rarely.runner>

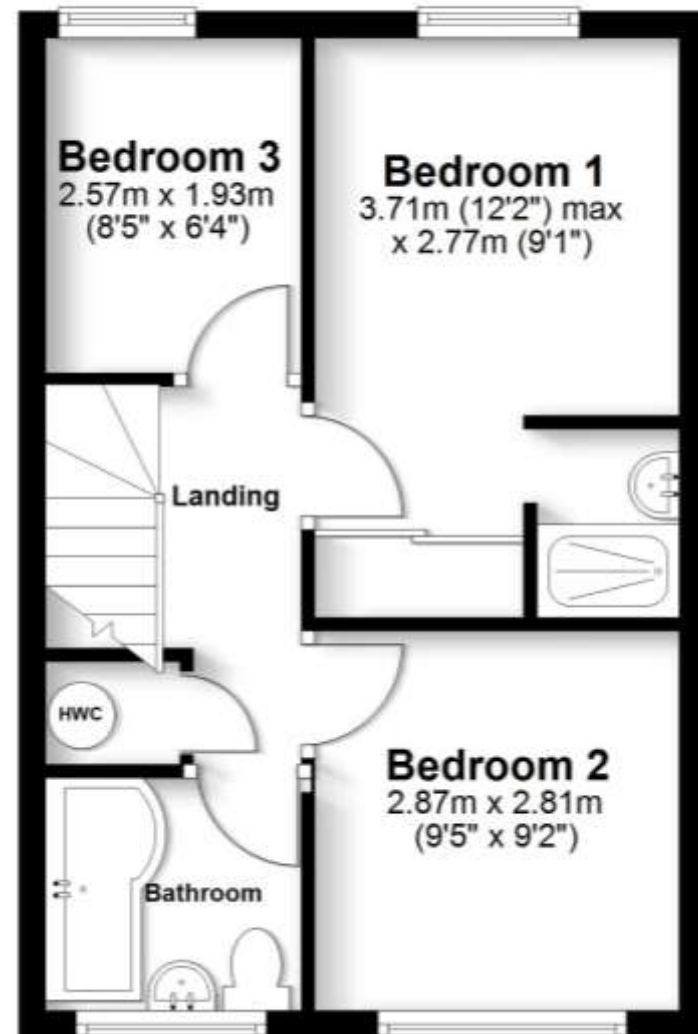
## Ground Floor

Main area: approx. 36.3 sq. metres (390.9 sq. feet)  
Plus garages, approx. 13.5 sq. metres (144.9 sq. feet)



## First Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



Main area: Approx. 71.5 sq. metres (769.5 sq. feet)  
Plus garages, approx. 13.5 sq. metres (144.9 sq. feet)

### Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £12 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

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Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH  
Email us [sales@robinsonreade.co.uk](mailto:sales@robinsonreade.co.uk) Visit us [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk)  
Call us on 01489 579009

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