



**Addison**  
ESTATE AGENTS



58 Hunts Pond Road, Park Gate, Southampton, SO31 6QW  
**£550,000 Freehold**

**\*\* PRICE GUIDE £550,000 - £575,000 \*\*** A BEAUTIFULLY RENOVATED AND EXTENDED THREE-BEDROOM DETACHED HOME, FEATURING AN IMPRESSIVE OPEN-PLAN KITCHEN/DINING/FAMILY ROOM WITH ISLAND, UNDERFLOOR HEATING AND THREE SETS OF BI-FOLDING DOORS. GENEROUS GARDENS, AMPLE PARKING AND FURTHER EXTENSION POTENTIAL, SUBJECT TO CONSENT.

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            | 70      | 75                         |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

## Further Information

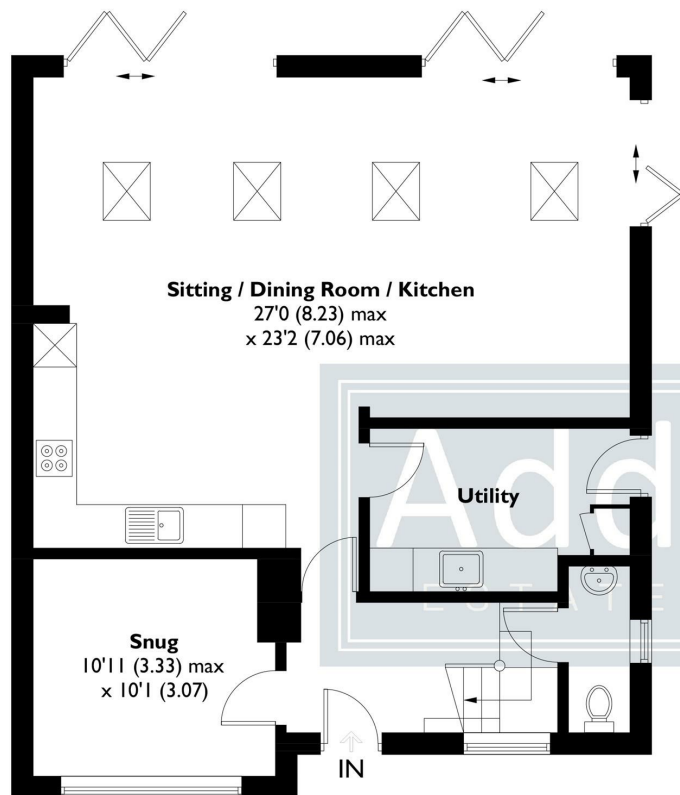
Council Tax Band:  
E

Estate or Lease Charges if Applicable:

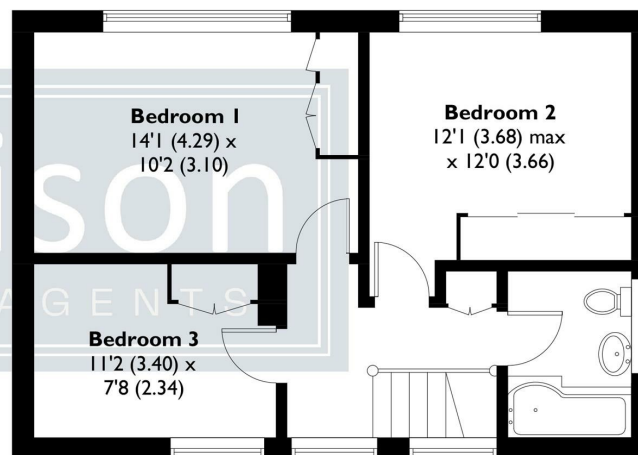




APPROXIMATE GROSS INTERNAL AREA = 1336 SQ FT / 124.2 SQ M



**GROUND FLOOR**  
**839 SQ FT / 78.0 SQ M**



**FIRST FLOOR**  
**497 SQ FT / 46.2 SQ M**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1325506)  
**Produced for Addison Estate Agents**

- IMPRESSIVE EXTENDED DETACHED FAMILY HOME
- SUBSTANTIALLY RENOVATED AND REFURBISHED BY THE CURRENT OWNERS
- OUTSTANDING OPEN-PLAN KITCHEN/DINING/FAMILY ROOM
- THREE SETS OF BI-FOLDING DOORS OPENING TO THE GARDEN
- CONTEMPORARY KITCHEN WITH CENTRAL ISLAND AND INTEGRATED APPLIANCES
- UNDERFLOOR HEATING AND QUALITY LVT HERRINGBONE FLOORING TO EXTENSION
- FOUR VELUX WINDOWS PROVIDING EXCEPTIONAL NATURAL LIGHT
- THREE DOUBLE BEDROOMS AND LUXURIOUSLY FITTED FAMILY BATHROOM
- GENEROUS REAR AND SIDE GARDENS WITH POTENTIAL TO EXTEND, SUBJECT TO CONSENT
- SPACIOUS FRONTAGE WITH AMPLE PARKING AND POTENTIAL FOR GARAGE PROVISION

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.



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