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RICHMONDS

Pudbrooke Gardens, Hedge End, Southampton, SO30 4RA

£450,000

A beautifully presented four-bedroom detached home, ideally positioned within a quiet cul-de-sac in the ever-popular Hedge End area.

Perfectly suited for commuters, the property is located close to Hedge End Railway Station, offering direct links to London, as well as the M27 for convenient access to both Southampton and Portsmouth. The home also benefits from a range of well-regarded local schools and excellent amenities, including Marks & Spencer, Sainsbury's, and a variety of shops and restaurants.

Internally, the property offers spacious and well-balanced accommodation. The ground floor features a well-proportioned lounge with an attractive electric feature log burner, alongside a modern open-plan kitchen/dining room, ideal for both everyday living and entertaining. A downstairs cloakroom completes the ground floor.

Upstairs, there are four good-sized bedrooms, including a principal bedroom with en-suite, in addition to a modern family bathroom.

Externally, the property benefits from off-road parking leading to an integral garage, and a landscaped rear garden, creating a perfect outdoor space to relax and enjoy.

This is a superb opportunity to acquire a well-maintained family home in a highly sought-after location.

Other Information

Tenure: Freehold

Approximate Age: Built around 1990

Heating: Gas central heating

Windows: Double glazing

Loft: Not inspected

Energy Rating: D

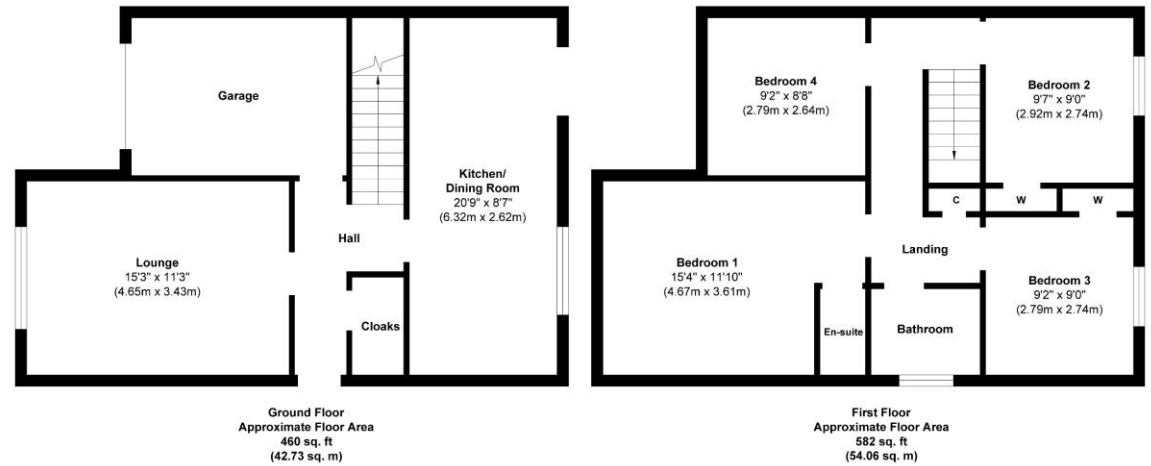
Sellers Position: Relocating

Local Information:

Council Tax: E

Local Authority: Eastleigh Borough Council





Approx. Gross Internal Floor Area 1042 sq. ft / 96.79 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

R545 Ravensworth 01670 713330

