



RICHMONDS

# Berrywood Gardens, Hedge End, Southampton, SO30 4QZ

Offers Over £450,000

A spacious four-bedroom family home offering excellent living accommodation, ample off-road parking for numerous vehicles, and a sunny aspect rear garden.

The ground floor features a welcoming entrance hall, a generous lounge, a modern kitchen/dining room with direct access to the garden, a convenient cloakroom/WC, and a converted garage providing a versatile additional reception room - ideal as a home office, playroom or family room.

Upstairs, there are four well-proportioned bedrooms served by a contemporary family bathroom.

Further benefits include gas central heating, double glazing, an insulated loft with partial boarding, and the property falls within sought-after school catchment areas.

## Other Information

Tenure: Freehold

Approximate Age: Built in the 1990's

Heating: Gas central heating

Windows: Double glazing

Loft: Insulated and partially boarded

Energy Rating: D

Sellers Position: Moving locally

## Local Information:

Council Tax: D

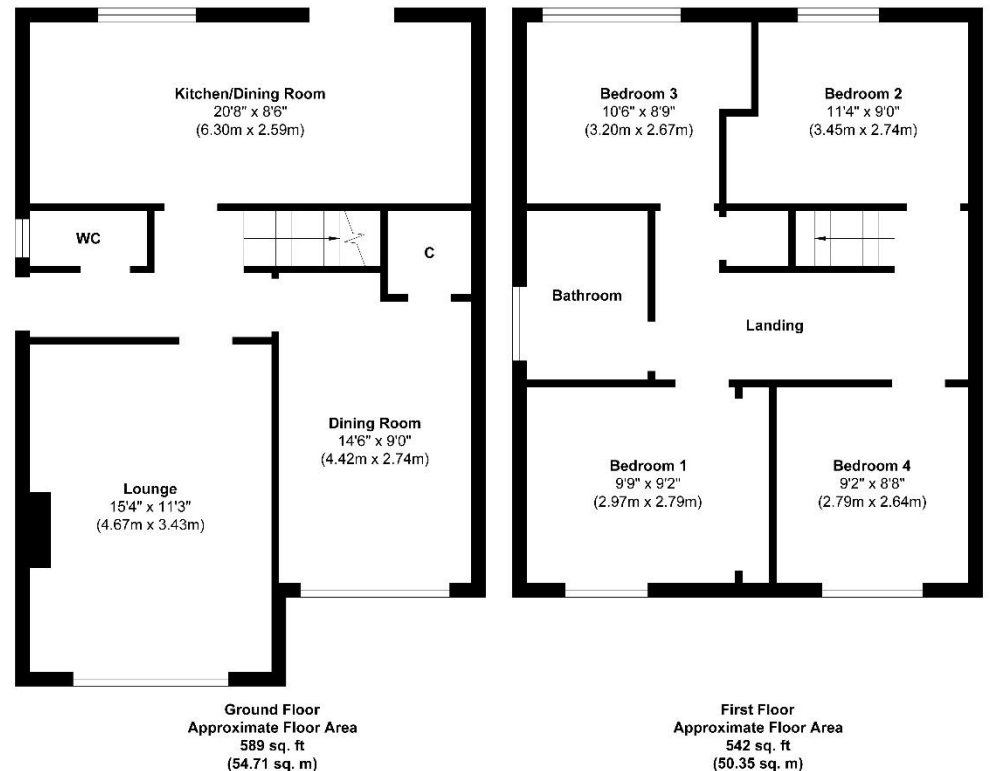
Local Authority: Eastleigh Borough Council





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**Approx. Gross Internal Floor Area 1131 sq. ft / 105.06 sq. m**

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

Produced by Elements Property

**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**

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