



19 Hammerley Road, Horton Heath - SO50 7HQ
£360,000

WHITE & GUARD

19 Hammerley Road

Horton Heath, Eastleigh

INTRODUCTION

Set within a highly regarded modern development in the sought after village of Horton Heath, this immaculately presented three-bedroom, three storey family home offers well balanced and versatile accommodation, thoughtfully designed for contemporary living and finished in a clean, neutral style throughout.

LOCATION

Horton Heath is a semi-rural residential area offering a balance of quiet living with excellent access to major transportation routes, including the M27. The property is within walking distance of local schools, community centers, and green spaces like Lakeside Country Park

- EASTLEIGH COUNCIL BAND D
- EPC RATING B
- FREEHOLD
- THREE BEDROOM, THREE STOREY FAMILY HOME
- LOUNGE DINING ROOM
- MODERN KITCHEN
- ENSUITE TO MASTER BEDROOM
- LOW MAINTENANCE REAR GARDEN
- DRIVEWAY WITH OFF ROAD PARKING





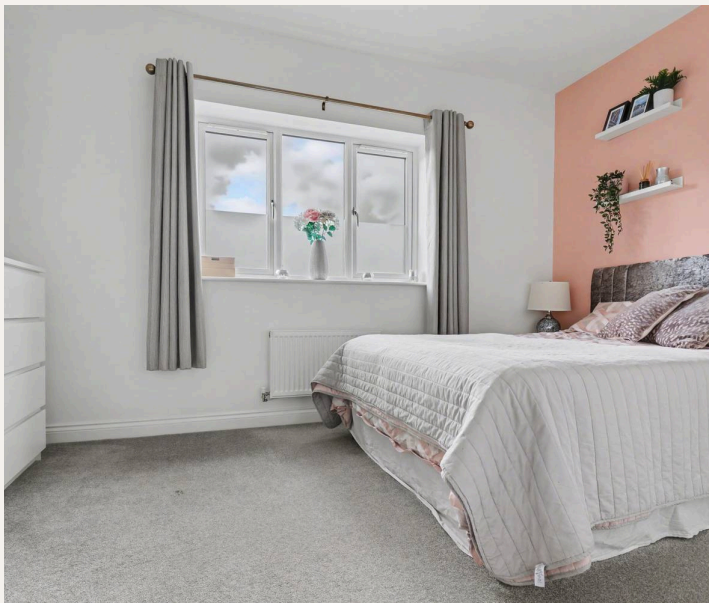
INSIDE

Opens into a bright and welcoming entrance hallway, immediately creating a sense of space and warmth. From here, doors lead to the principal ground floor rooms, with a staircase rising to the upper floors. Positioned to the front of the property is a stylish, modern fitted kitchen, featuring a comprehensive range of wall and base units, generous worktop space and integrated appliances, providing both practicality and an appealing contemporary aesthetic. The kitchen benefits from excellent natural light, making it an inviting space for cooking and everyday living.

To the rear of the house lies the spacious open plan lounge and dining room, forming the heart of the home. This superb room offers ample space for both comfortable seating and dining furniture, making it ideal for family life and entertaining alike. French doors open directly onto the rear garden, allowing light to flood the room and creating a seamless connection between indoor and outdoor space. A convenient ground floor cloakroom completes the accommodation on this level.

The first floor continues to impress, with a central landing providing access to two well proportioned bedrooms. The principal bedroom benefits from the luxury of a modern en suite shower room, finished with contemporary fittings. The second bedroom on this floor is served by a stylish family bathroom, fitted with a white suite and offering a clean, neutral finish. Both rooms are generously sized and versatile, suitable for family members or visitors alike.

The second floor is dedicated to a spacious and highly versatile third bedroom, offering excellent proportions and flexibility. This room lends itself perfectly to a variety of uses, including a main bedroom suite, guest accommodation, home office, or hobby room, making it an appealing feature for a wide range of buyers.



OUTSIDE

The rear garden has been thoughtfully landscaped to provide low maintenance outdoor space, featuring a large paved terrace ideal for dining and entertaining, a section of lawn, and a timber storage shed. The garden is fully enclosed, offering a good degree of privacy. The property further benefits from off road parking via a tandem driveway and is ideally positioned for local amenities, schools and transport links, making it an excellent choice for first time buyers, families or those looking to upsize within the area.

SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach

Estate Service Charge £ 287.73 per year.

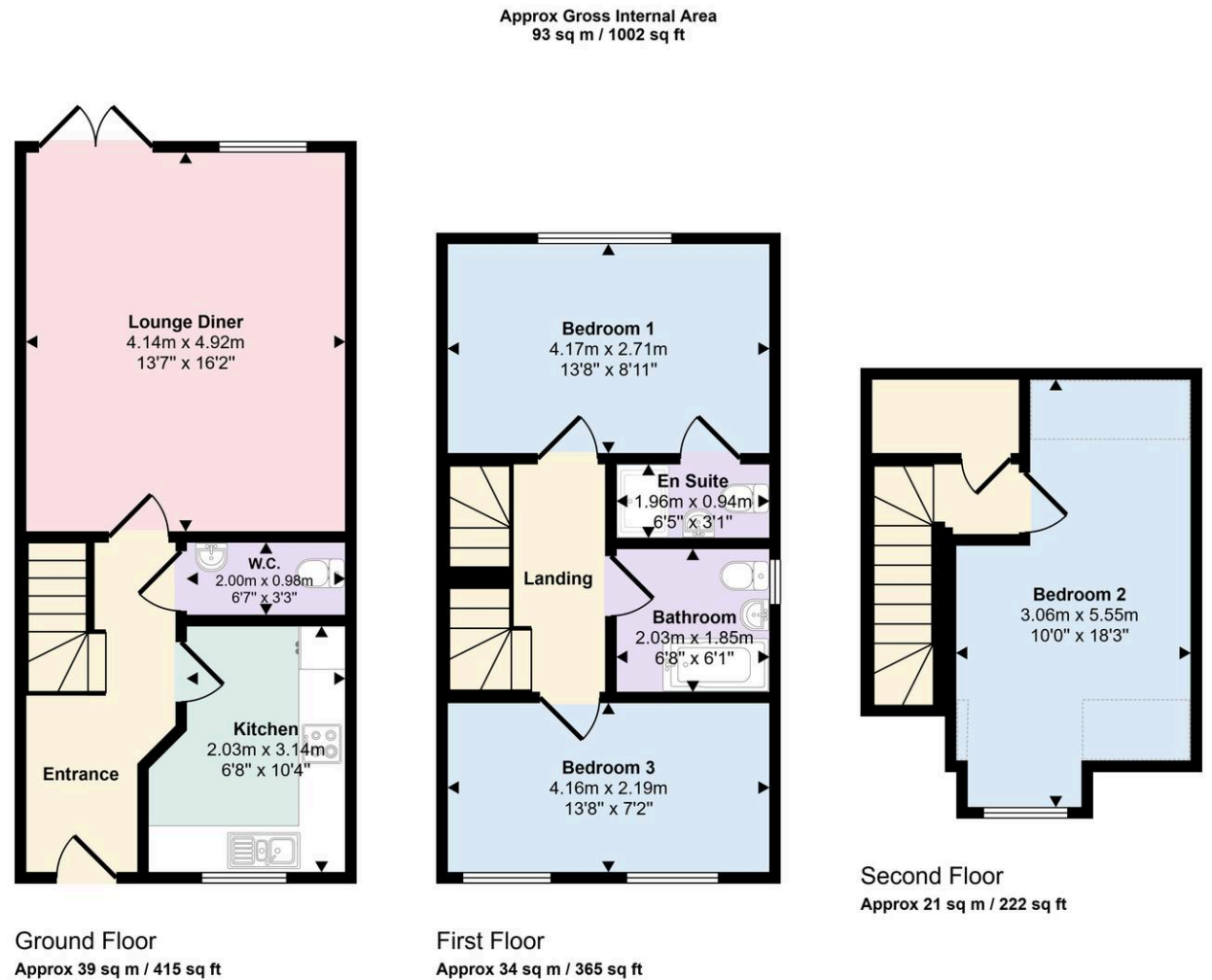
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Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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