



Mallow Road | Hedge End | Southampton | SO30 4TR

Asking Price £535,000



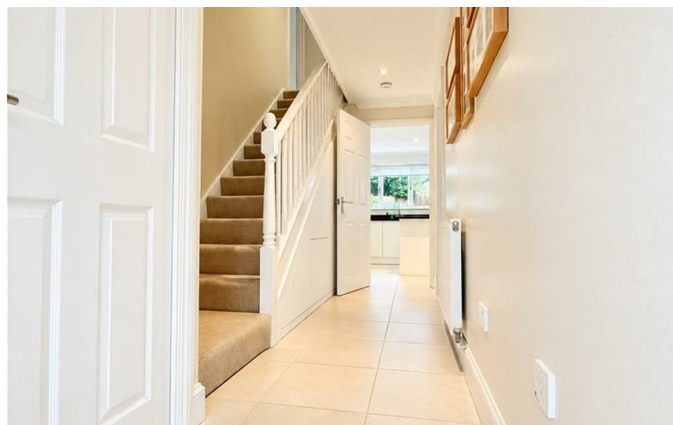
Mallow Road | Hedge End
Southampton | SO30 4TR
Asking Price £535,000

W&W are delighted to offer for sale this extremely well presented & improved four bedroom detached family home situated in a quiet cul de sac location. Internally, the property boasts four bedrooms, lounge, modern open plan kitchen/dining room, utility room, study, conservatory, downstairs cloakroom, modern shower room & modern ensuite to the main bedroom. Outside, the property benefits from a rear landscaped garden, remainder of the garage & driveway parking for multiple vehicles.

Mallow Road is situated in a quiet, established residential area of Hedge End, on the eastern outskirts of Southampton, Hampshire. The property is within convenient reach of Hedge End village centre, local shops, schools and recreational facilities. The area benefits from good road links, including access to the M27 motorway, and Hedge End railway station is approximately 1.5 miles away, providing rail connections to Southampton and the surrounding areas

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.







Extremely well presented & improved four bedroom detached family home

Situated in a quiet cul de sac location

Welcoming entrance hall enjoying bespoke made understairs storage cupboards & attractive tiled flooring flowing into the downstairs cloakroom, kitchen/dining room & utility room

Lounge with centrepiece fireplace with inset gas fire

18'ft Open plan kitchen/dining room with internal bi-fold doors opening into the conservatory

Modern kitchen boasting high gloss cabinets, quartz worktops & central island

Integrated appliances include double oven, hob, fridge/freezer, dishwasher & wine fridge

Utility room providing additional storage, space/plumbing for washing machine & double doors opening out to the rear garden

Study/home office

Conservatory with glass roof & double doors opening to the rear garden

Downstairs cloakroom comprising two piece suite



Tenure: Freehold

EPC Rating: C

Council Tax Band: D

Main bedroom benefitting from twin windows, built in wardrobes & en-suite

Modern re-fitted en-suite shower room comprising three piece white suite with attractive wall tiling

Three additional bedrooms

Modern shower room comprising three piece white suite with feature large shower cubicle tray & attractive wall tiling

South westerly facing landscaped rear garden enjoying large paved patio, raised area laid to lawn with display flowers/shrubbery & shed to remain

Remainder of garage

Driveway parking for multiple vehicles





ADDITIONAL INFORMATION -

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

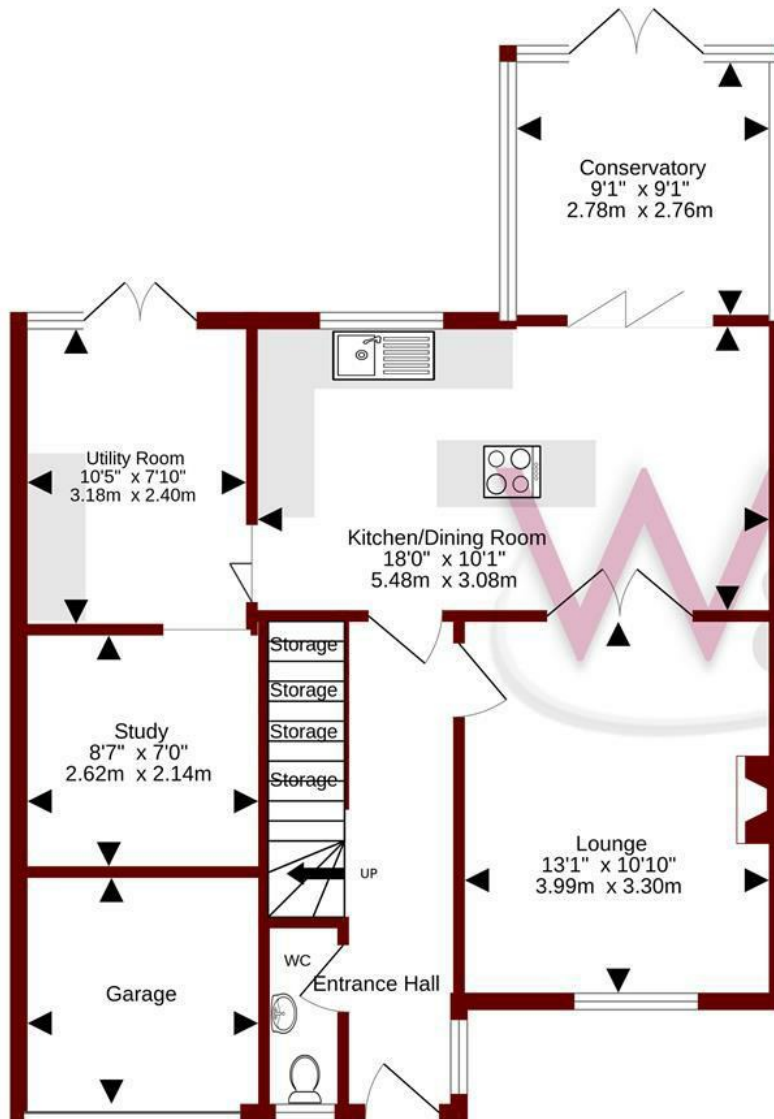
Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

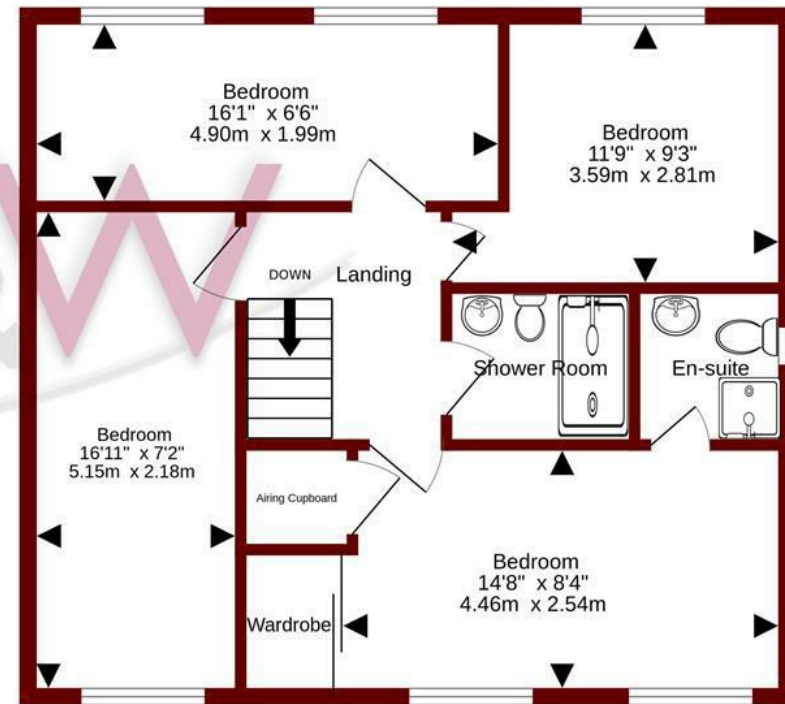
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
728 sq.ft. (67.6 sq.m.) approx.



1st floor
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

H3 Whiteley Shopping Centre
 Whiteley Way
 Whiteley
 Hants
 PO15 7PD
 01489 580800
whiteley@walkerwaterer.co.uk
www.walkerwaterer.co.uk