
RICHMONDS

47 Marlborough Gardens, Grange Park, Southampton, SO30 2UT £500,000

Situated in a desirable road within Grange Park is this four-bedroom detached family home. Internally there is spacious accommodation and the home is presented in good order throughout. As you enter the property the hallway provides access to the sitting room, kitchen, cloakroom, and there is a door to the garage and stairway to the first floor. The sitting room has a feature bay window to the front, feature fireplace and is open to the dining room which has French doors leading to the rear garden. The modern kitchen/breakfast room has a double oven, gas hob with extractor over, breakfast bar area and integrated appliances to include; fridge freezer, dishwasher and washing machine. The ground floor cloakroom has a Wc and wash hand basin. On the first floor there is access to the loft from the landing and an airing cupboard. Bedroom one benefits from an ensuite shower room and built in wardrobes and has a window to the front. Bedrooms two and three also have built in wardrobes and bedroom four overlooks the rear garden. The family bathroom has a P shaped bath with a shower & screen over, Wc, wash hand basin and is fully tiled. Outside there is off road parking to the front and access to the garage. The rear garden has a patio area, and the remainder is laid to lawn and enclosed by panel fencing. An internal inspection is strongly recommended to fully appreciate the size and location of the property on offer.
Grange Park is a much sought-after area for families; there are good schools within walking distance such as Wildern Secondary School and in 2021 Deer Park Secondary School will be opening. Berrywood Primary school is a very short walk away. There are nearby bridal way walks and a recreation park at Dowds farm with a lake and a nature preserve being within a quarter of a mile. The local railway station has routes to London Waterloo and Portsmouth. Grange Park is also situated close to the local Retail Park and Hedge End village which has various shops and amenities. Neighbouring villages such as West End & Botley are within two miles.



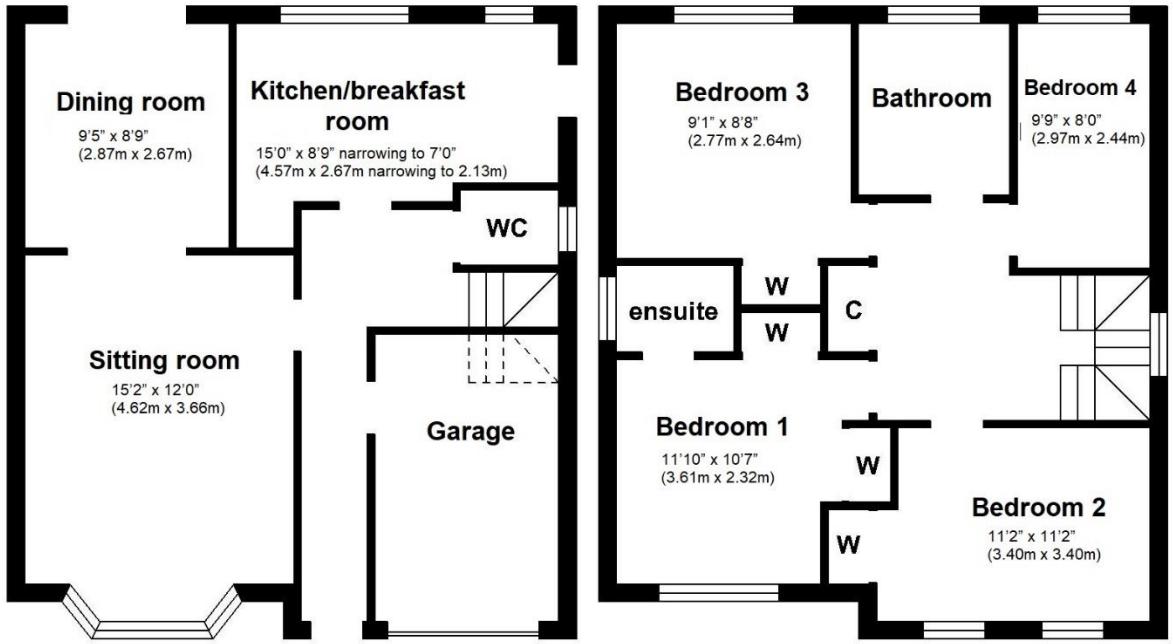


Other Information
Tenure: Freehold
Approximate Age: 1990's
Heating: Gas central heating
Windows: UPVC double glazing
Loft: Partially boarded, insulated, ladder & light
Energy Rating: D
Sellers Position: Searching for a property.

Local Information:
Council Tax: Band E
Local Authority: Eastleigh Borough Council







SCHEMATIC FLOOR PLANS FOR ILLUSTRATION PURPOSE ONLY

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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