



Addison
ESTATE AGENTS



52 Coniston Gardens, Hedge End, Southampton, SO30 0LP

£350,000 Freehold

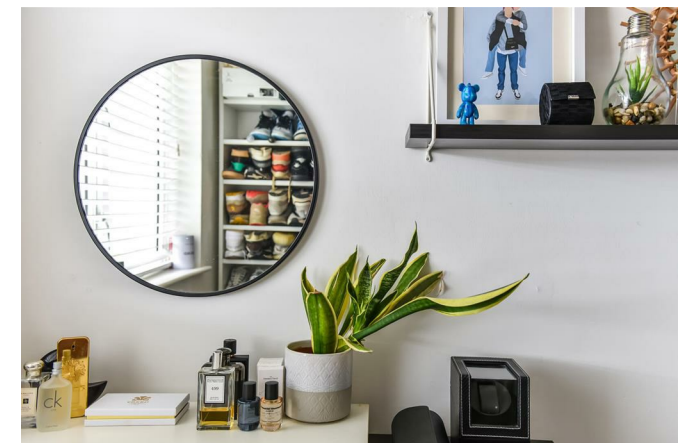
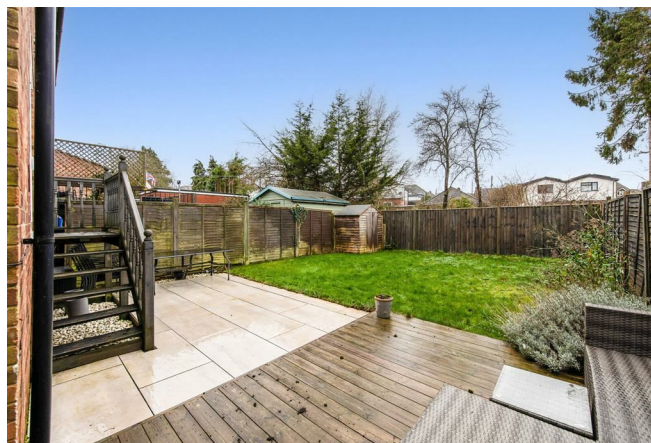
This beautifully renovated three-bedroom semi-detached home sits in a peaceful cul-de-sac just a short walk from Hedge End Village. Since 2019, the property has undergone an impressive programme of refurbishment, including the creation of a superb open-plan living space formed by combining two separate rooms, the addition of a new downstairs cloakroom, full redecoration and new flooring throughout.

A newly installed block-paved driveway provides parking for multiple vehicles, while a wider-than-average side access with pedestrian gate leads to the rear garden.

Inside, the bright entrance hall sets the tone for the immaculate accommodation, with stairs rising to the first floor and access to the modern cloakroom. The ground floor opens into a spacious kitchen/living/dining room, complete with a re-fitted shaker-style kitchen, breakfast bar and patio doors that extend the living space out to the garden, creating an ideal setting for entertaining.

Upstairs, the property continues to impress with three well-presented bedrooms and a contemporary bathroom with window.

Coniston Gardens enjoys a highly convenient position close to the village centre, where a range of shops, cafés, banks and everyday amenities can be found. Excellent transport links include Junction 8 of the M27 and Hedge End Train Station, offering direct services to London Waterloo. The property also falls within the catchment for Freegrounds Primary School and Wildern Secondary School, both within easy reach.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(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	

Further Information

Local Council:

Council Tax Band:

C

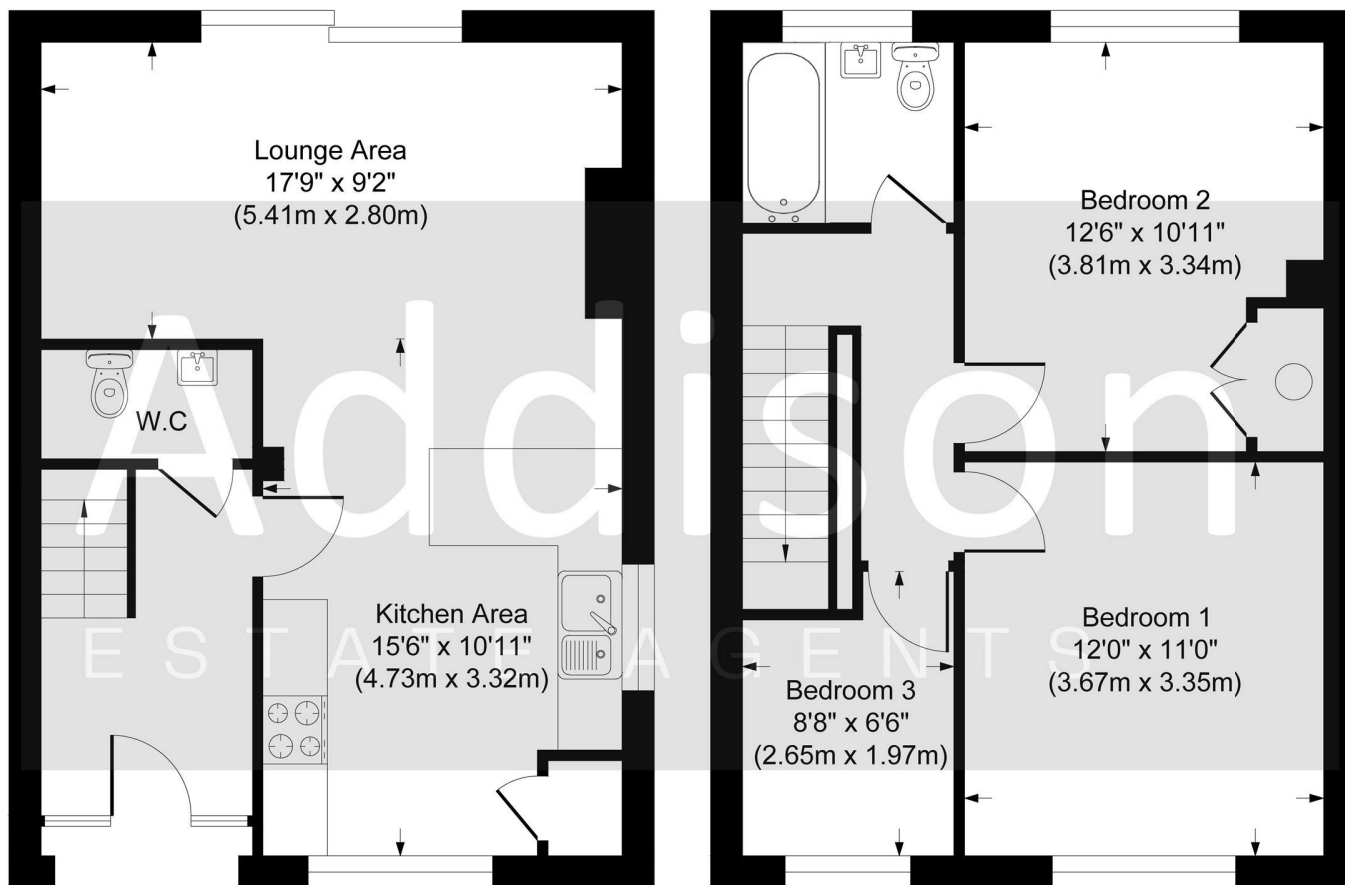
Amount Payable for 2025/2026:

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Estate Management Charge:

TBC

Approximate Gross Internal Area
866 sq ft - 81 sq m



Ground Floor

First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

- Renovated three-bedroom semi-detached home in a quiet cul-de-sac
- Extensive refurbishments completed since 2019
- Impressive open-plan kitchen, living and dining space
 - Modern re-fitted shaker-style kitchen with breakfast bar
 - Newly created downstairs cloakroom
- Bright entrance hall with new flooring throughout
- Contemporary first-floor bathroom with window
- Newly installed block-paved driveway for multiple vehicles
- Wider-than-average side access leading to the rear garden
- Short walk to Hedge End Village, schools, shops and transport links



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