



**NESBITT & SONS**  
ESTATE AGENTS



**4 Edenbridge Way, Southampton, SO31 7LS**  
**£700,000**

Nestled in the charming area of Sarisbury Green, this beautiful detached family home on Edenbridge Way presents an exceptional opportunity for those seeking spacious living. With over 1800 square feet of internal accommodation, this property is thoughtfully designed to cater to modern family life with both comfort and style.

The house boasts four generously sized bedrooms, providing ample space for relaxation and privacy. The layout is carefully crafted to ensure a harmonious flow throughout the home, making it ideal for entertaining guests or enjoying quiet family moments. The three reception rooms offer versatility, allowing for various uses such as a cosy lounge, a formal dining area, or a playroom for the children.

Conveniently located, this residence is within walking distance of a variety of local amenities. Families will appreciate the proximity to both Sarisbury and Brookfield Schools, ensuring that quality education is just a short stroll away. For leisure activities, the Holly Hill Leisure Centre offers a range of facilities, while Woodlands Nursery caters to the younger ones. Additionally, the shops of Park Gate Village are nearby, providing easy access to everyday essentials and local boutiques.

## Entrance Hall



## Cloakroom



## Living Room 18'1 into bay x 10'11 (5.51m into bay x 3.33m)



## Kitchen/Breakfast Room 18'3 x 10'11 (5.56m x 3.33m)



## Study/Family Room 9'1 x 9'1 (2.77m x 2.77m)



## Utility Room



## Dining Room 10'11 x 9'3 (3.33m x 2.82m)



## Integral Garage 18'4 x 9'0 (5.59m x 2.74m)

## First Floor Landing



Master Bedroom 13'8 x 11'0 (4.17m x 3.35m)



En-Suite



Family Bathroom Suite 10'4 x 5'7 (3.15m x 1.70m)



Bedroom Two 11'11 x 8'10 (3.63m x 2.69m )



En-Suite

Bedroom Three 10'11 x 9'10 (3.33m x 3.00m)



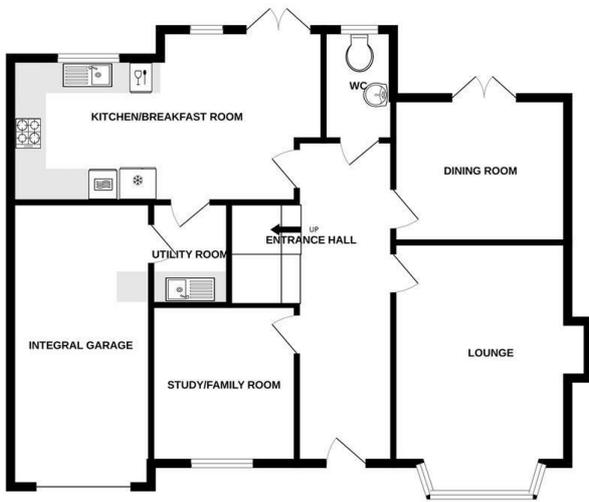
Bedroom Four 11'0 x 9'5 (3.35m x 2.87m )



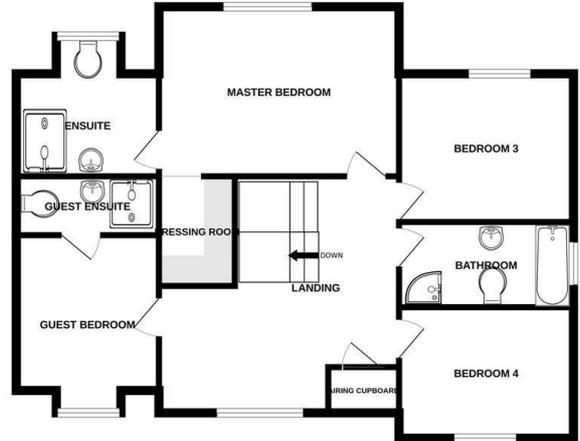
Outside  
Driveway  
Garden

# Floor Plan

GROUND FLOOR

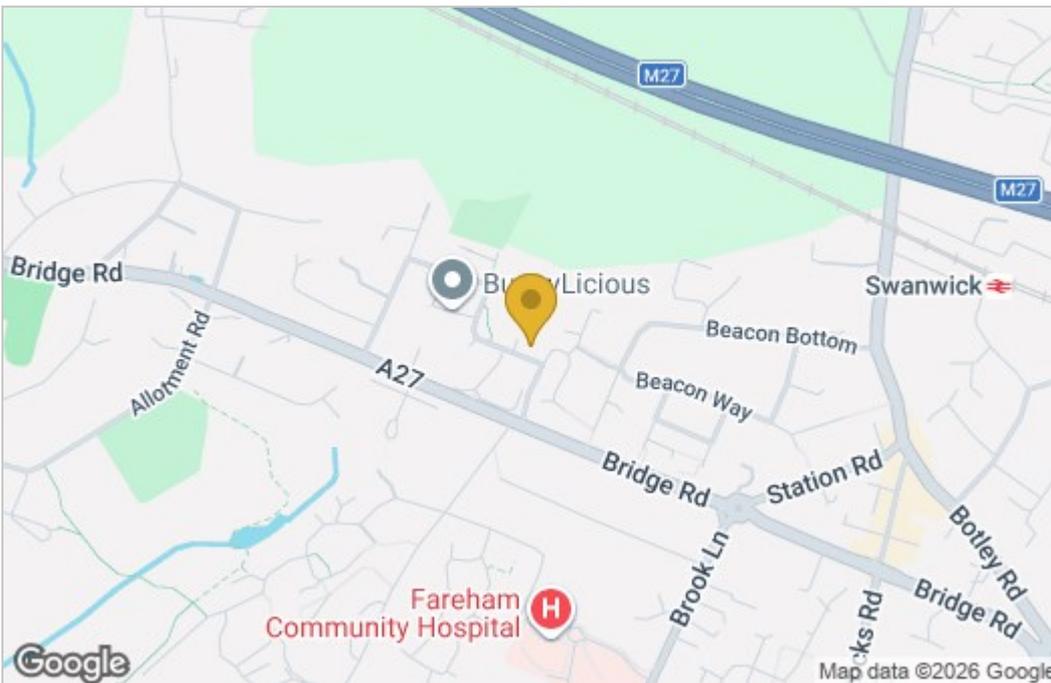


1ST FLOOR

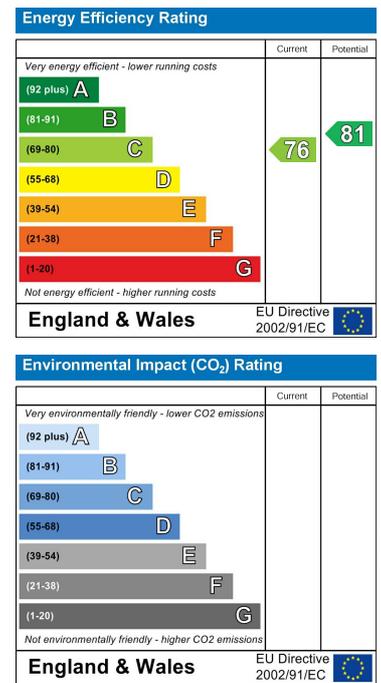


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# Area Map



# Energy Efficiency Graph



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