



Upper St. Helens Road | Hedge End | Southampton | SO30 0LG

Offers In Excess Of £600,000



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W&W are delighted to offer for sale this beautifully presented & extended four bedroom chalet style detached bungalow. Internally, the property boasts over 1400 sq.ft providing an impressively sized open plan kitchen/dining room, lounge, family room, four bedrooms with the main bedroom & guest bedroom benefitting from modern en-suites. Outside, the property enjoys a stunning landscaped rear garden, 21'11ft games room/outbuilding, outside toilet & driveway parking for multiple vehicles.

Upper St. Helens Road is situated in the sought after village of Hedge End. The small village is a hidden gem on the outskirts of Southampton City Centre, combining the charm of a quaint village with the conveniences of modern living boasting a vibrant retail park with well-known stores such as Sainsbury's, Marks & Spencer, and Lidl. Education is another standout feature, with a variety of primary and secondary schools right on your doorstep. Hedge end offers exceptional transport links. The M27 provides quick and easy access to surrounding areas, while local train stations & reliable bus routes.







Beautifully presented & extended four bedroom detached chalet style bungalow

Versatile accommodation over 1400 sq.ft of living space

Welcoming entrance hall with attractive tiled flooring & two built in storage cupboards

Lounge enjoying fireplace with bespoke fitted shelving, LVT herringbone style flooring flowing into the kitchen/dining room, family room & utility room

Impressive dual aspect 19'7ft kitchen/dining room with steps down to the family room & two feature Velux windows

Modern kitchen boasting attractive matte cabinets & quartz worktops

Integrated appliances include single oven, combination oven/microwave, hob & bin with space for additional appliances

Utility room providing additional storage & space for appliances

Family room with bi-fold doors opening out to the rear garden & skylight window

Main bedroom to the top floor with built in double wardrobes & en-suite bathroom

Modern en-suite bathroom comprising three piece white suite with feature centrepiece freestanding bath & attractive floor/wall tiling

Guest bedroom to the ground floor with walk in bay window & en-suite



Tenure: Freehold

EPC Rating: TBC

Council Tax Band: E

Modern en-suite shower room comprising three piece white & attractive wall tiling, mosaic style flooring & black finishing touches

Two additional bedrooms to the ground floor with one benefitting from a walk in bay window

Modern shower room comprising three piece white suite, feature low profile large shower cubicle & attractive wall/floor tiling

The professionally landscaped rear garden offers a low-maintenance retreat, featuring a lush artificial lawn, seamless paving, and an expansive decked terrace

Impressive sleek built-in swimming pool & dedicated hot tub area housed under a stylish pergola (available via separate negotiation.)

Fully equipped for modern living, the garden includes external power points, ambient lighting, and convenient hot and cold outdoor taps

A substantial 21'11ft multi-purpose outbuilding, fully equipped with power, lighting, heating & internet, perfect for a premium games room or a dedicated home office

There is also an outside toilet to the garden perfect for visitors enjoying the games room/outbuilding

Driveway parking for multiple vehicles

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The





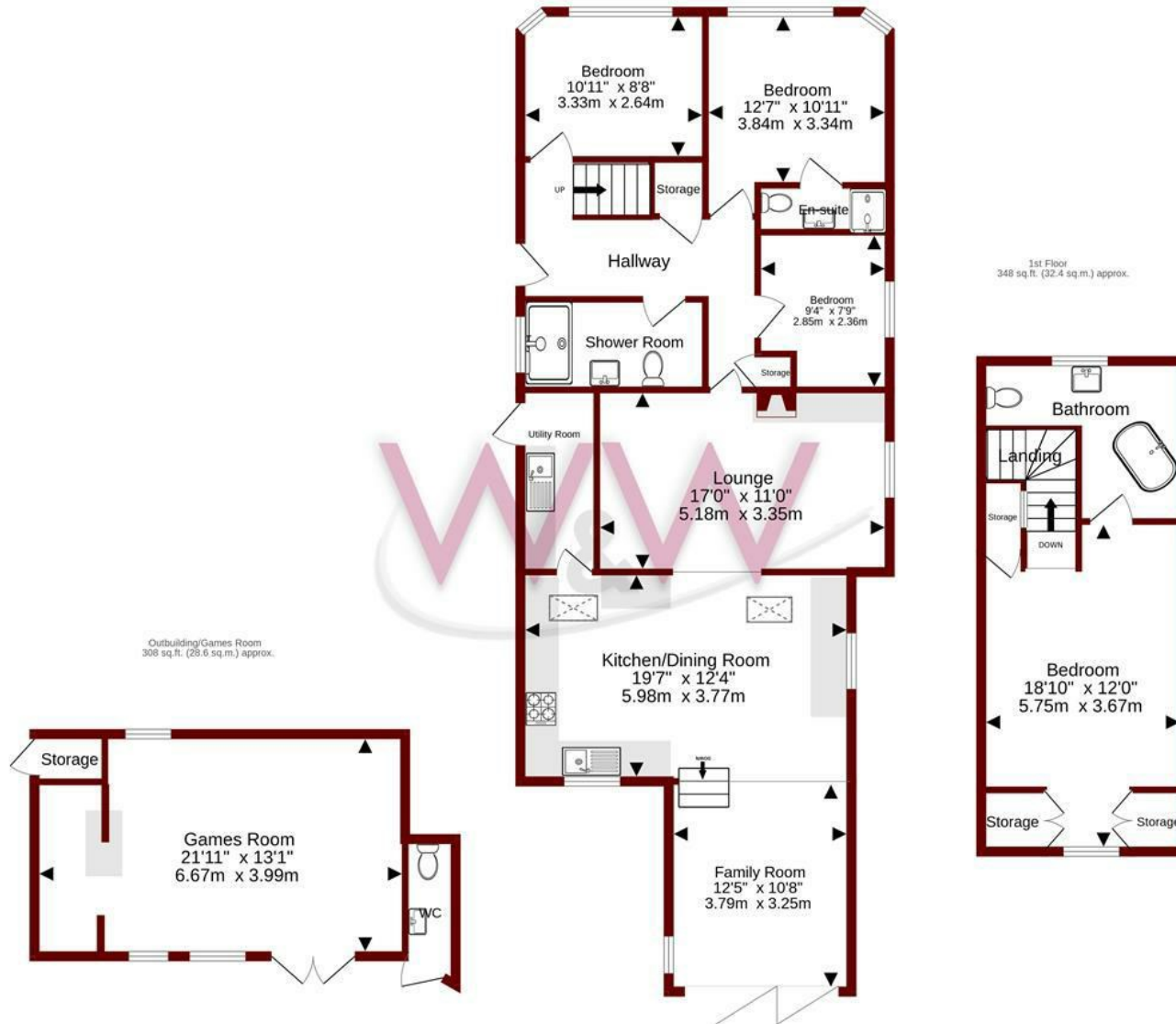
property enjoys gas central heating

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  
1091 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA : 1747 sq.ft. (162.3 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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