



RICHMONDS

A four-bedroom bungalow with a 1-bedroom annexe, 0.352 of an acre, double garage, parking for 10 vehicles and 2024sq ft of accommodation.

The main bungalow has 4 bedrooms, lounge/diner, kitchen, hallway and bathroom. The annexe has a bedroom, kitchen, utility area, lounge, hallway, separate entrance and bathroom.

In addition, there is a carport, charging point for an electric car, triple glazing, high insulation levels, CCTV, alarm system, very low utility bills and the added benefit of being positioned on the edge of the village.

Location is a particular feature of this lovely home. There are infant, junior, primary and two secondary schools within a one-mile radius. Two excellent colleges are within easy reach by car, bus or train. Obviously, admission is subject to application. In addition to the schools, Hedge End benefits from large retail shops, local shops in the village and easy access to the motorway network (M27/M3). There are also three railway stations (Hedge End, Botley and Bursledon) with trains to Southampton, Portsmouth, Winchester, and London. A beautiful house in a lovely location for a growing family or older family/couple.

## Other Information

Tenure: Freehold

Approximate Age: 1988

Heating: Gas central heating

Windows: Triple glazing

Loft: The 1st floor (previously the loft) has stairway access. Used as an office/craft room with provisions for an ensuite. This is classed as a bedroom.

Energy Rating: C

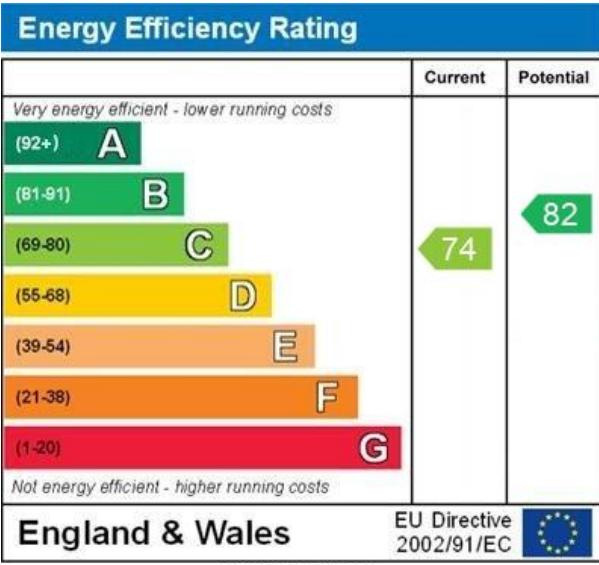
Sellers Position: The seller is looking for a smaller property locally

## Local Information:

Council Tax: D

Local Authority: Eastleigh Borough Council



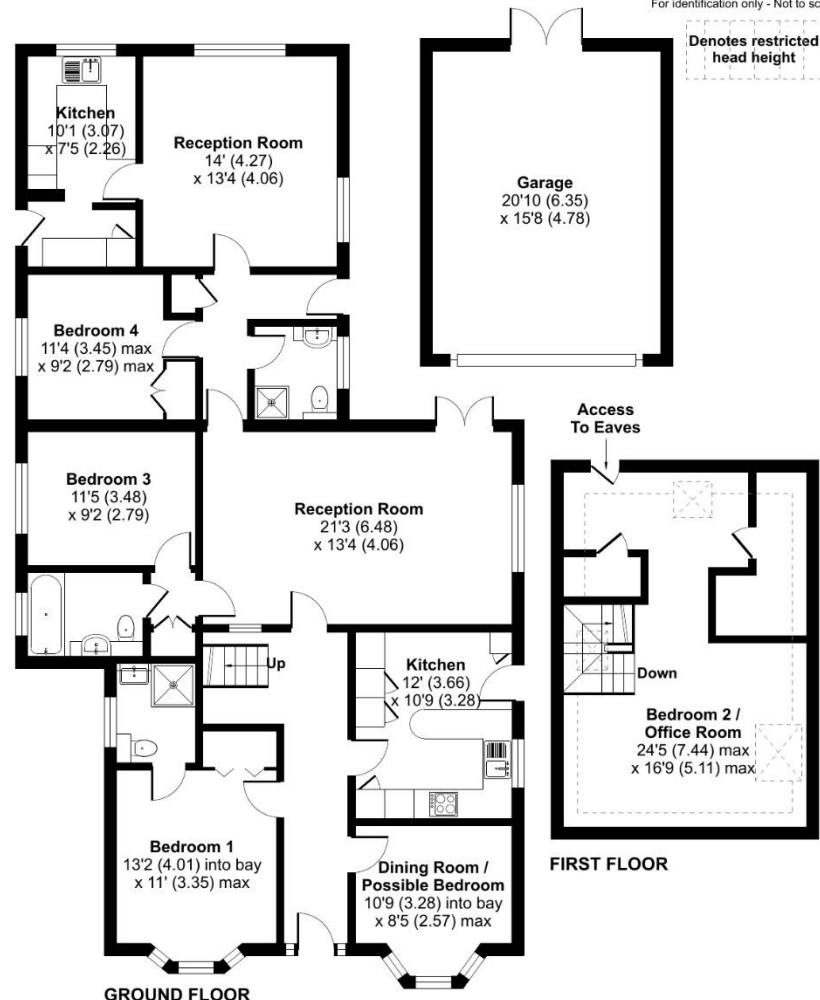


## Upper Northam Road, Southampton, SO30



Approximate Area = 1941 sq ft / 180.3 sq m  
 Limited Use Area(s) = 83 sq ft / 7.7 sq m  
 Garage = 326 sq ft / 30.3 sq m  
 Total = 2350 sq ft / 218.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicheon 2023.  
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**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**

R545 Ravensworth 01670 713330

