



RICHMONDS

Wilderness Heights, West End, Southampton, SO18 3PS

£680,000

A five-bedroom detached family home with a southerly aspect garden situated in the sought after area of West End.

This wonderful property provides an impressive amount of living space totalling 2499 sq. ft. and has been tastefully decorated throughout in a modern and light style. The ground floor accommodation is made up of a large and welcoming hallway, a spacious sitting room with Adams style fireplace, dining room, family room and cloakroom. In addition, there is a fantastic modern kitchen/breakfast room with integrated appliances plus a very large conservatory. Upstairs, it is equally impressive with five large bedrooms, two en-suites and a family bathroom. The bathrooms have been renovated in the last few years.

Externally, there is a double garage coupled with off-road parking for several vehicles. The attractive rear garden is mainly laid to lawn with mature shrub borders and a paved seating area to enjoy alfresco dining in the warmer months.

West End offers good access to bus links, the M3 and M27 motorways, Southampton Airport and Parkway Railway Station which offers direct links to London. In addition, Hedge End Retail Park with Marks & Spencer, Sainsbury's and various other super stores is just a short drive away.

Other Information

Tenure: Freehold

Approximate Age: 1988

Heating: Gas central heating

Windows: Double glazing

Loft: Partially boarded with light

Energy Rating: D (no solar panels)

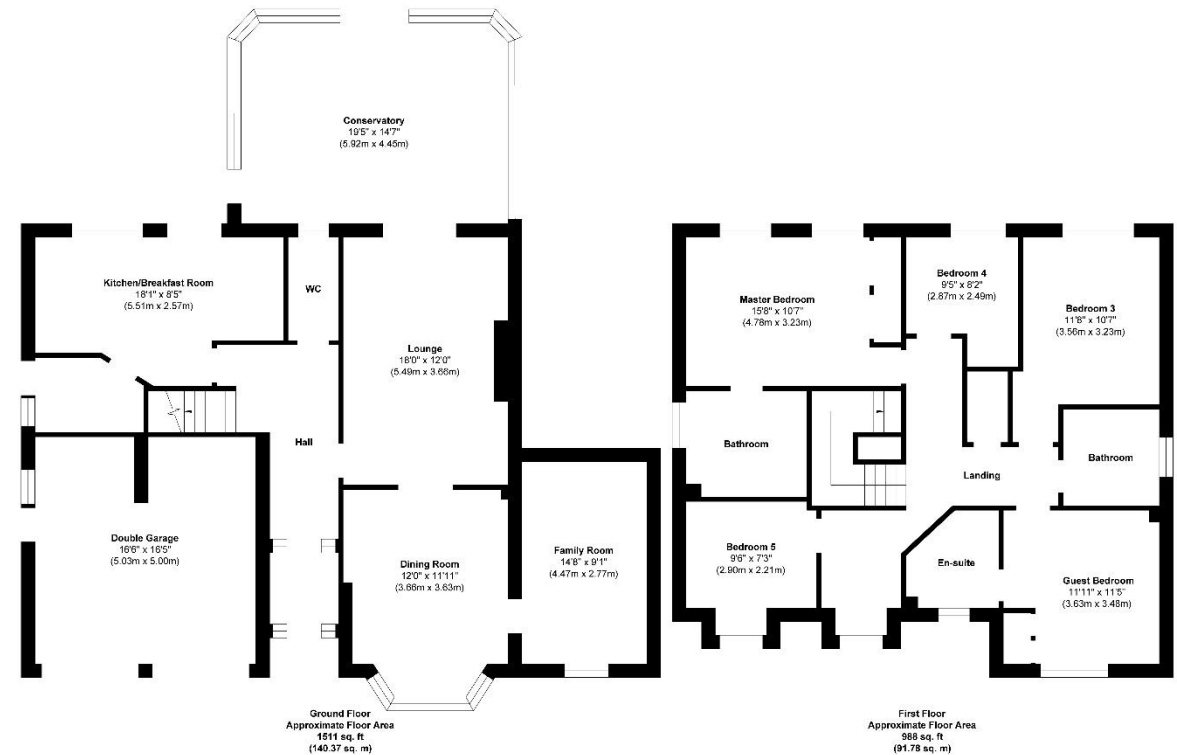
Sellers Position: Looking for a local property

Local Information:

Council Tax: G

Local Authority: Eastleigh Borough Council





Approx. Gross Internal Floor Area 2499 sq. ft / 232.15 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
	EU Directive 2002/91/EC	

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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**

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