



RICHMONDS

# Morant Crescent, Botley, Southampton, SO32 2FY

OIEO £490,000

A four-bedroom, detached property with an extended and open plan kitchen/dining/living space, situated in a cul-de-sac position within the highly desired Boorley Green area.

On entry to the property, there is an entrance hall giving access to a bright and airy sitting room with a feature bay window. To the rear of the property is the beautifully presented kitchen/dining area with open plan living space. The kitchen boasts a range of eye and base level units plus a fitted oven and hob with space for dishwasher and fridge/freezer. There is a modern and convenient island with space for seating making it perfect for casual family dining. The open plan living space is a fantastic additional area with a sky lantern and double doors giving views of the rear garden. In addition, there is a utility room with space for all other appliances and a ground floor cloak room. The first floor has four bedrooms with an en-suite shower room servicing the master room. There is an additional 4-piece family bathroom comprising of a white suite with low level w/c bath, wash hand basin and separate shower cubicle.

The property also has the benefit of a garage and off-road parking to the front. The rear garden is mainly laid to lawn with a raised decking and additional patio area. A side gate gives access to and from the rear garden.

The Boorley Green area is serviced by the highly regarded Boorley Green Primary School. Additionally, the location has a large park area situated next to the community centre and there is to be a convenience store opened within the coming weeks. There are fantastic public transport links and access to the M27 motorway is just a matter of minutes away.

## Other Information

Tenure: Freehold

Estate Charge: Approx. £230 per year (on all charges, please seek verification from your solicitor)

Heating: Gas central heating

Windows: UPVC double glazing

Energy Rating: B

Sellers Position: Have found a property to purchase

## Local Information:

Council Tax: F

Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(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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Ground Floor  
Approximate Floor Area  
830 sq. ft  
(77.10 sq. m)

First Floor  
Approximate Floor Area  
597 sq. ft  
(55.50 sq. m)

**Approx. Gross Internal Floor Area 1427 sq. ft / 132.60 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**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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