



RICHMONDS

Cranbourne Park, Hedge End, Southampton, SO30 0NZ

£325,000

This stunning open-plan family home offers modern living throughout, featuring a contemporary kitchen and stylish family bathroom, complemented by a spacious conservatory and a beautifully landscaped, low-maintenance rear garden.

The property benefits from gas central heating, double glazing, and a welcoming entrance hallway with a useful study area. The impressive open-plan ground floor incorporates a modern fitted kitchen that flows seamlessly into the dining area and lounge, creating an ideal space for both family life and entertaining.

Upstairs, there are three well-proportioned bedrooms, all served by a modern family bathroom complete with shower.

Externally, the property offers convenient off-road parking for two vehicles, with space beside the garage and an additional space in front.

Located in the sought-after Cranbourne Park area, the home enjoys access to a lovely open green, perfect for children, and is within close proximity to well-regarded local schools.

Other Information

Tenure: Freehold

Approximate Age: Built in the 1970's

Heating: Gas central heating

Windows: Double glazing

Loft: Not inspected

Energy Rating: C

Sellers Position: Looking for a local property

Local Information:

Council Tax: C

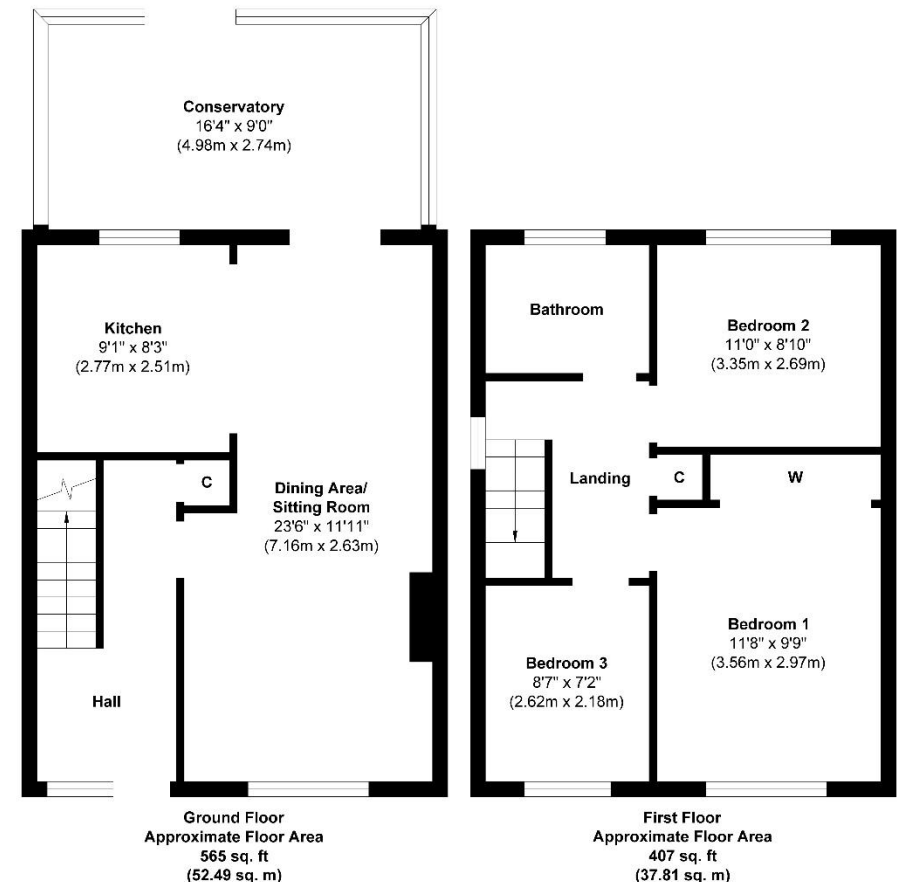
Local Authority: Eastleigh Borough Council





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	84
England & Wales EU Directive 2002/91/EC		

WWW.EPC4U.COM



Approx. Gross Internal Floor Area 972 sq. ft / 90.30 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**

R545 Ravensworth 01670 713330

Lankester House, 1 Freegrounds Road, Hedge End, Southampton SO30 0HG • 01489 789933 • admin@richmondsproperty.co.uk

