



Richmonds
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A beautiful well presented four bedroom detached home in the desirable location of West End with a large south facing garden offering off-road parking for numerous vehicles. This property has ample space inside and out and a viewing is essential to fully appreciate the accommodation this property has to offer.

Directions

From our office head south east on Freegrounds Rd towards Freegrounds Cl, turn left stay on Freegrounds Rd, turn left onto St Johns Rd/B3033, turn right onto W End Rd/A27 continue to follow A27, at Kanes Hill roundabout take the 2nd exit onto Moorhill Rd/A27, continue to follow A27, at Allington Lane Roundabout take the 1st exit onto Townhill Way, at the roundabout take the 1st exit onto Arun Rd, turn right onto Okement Close.

Accommodation

Entrance hallway:	Doors to:
Cloakroom:	Wc, wash hand basin
Living/Dining room	28'8" x 12' (8.73m x 3.64m) bay window, radiator, entrance to conservatory, spotlighting and fireplace
Kitchen:	8'11" x 12'1" (2.71m x 3.68m) integrated oven, hob, plumbing for dishwasher washing machine and fridge freezer
Breakfast room:	7'6" x 9' (2.29m x 2.73m) TV point, radiator
Conservatory:	9'11" x 11'8" (3.1m x 3.55m) electric heater, TV point, double doors to patio

First Floor Landing

Bedroom 1:	13'1" x 9'5" (3.97m x 2.87m) Fitted wardrobe, bay window, radiator
En-Suite:	5'3" x 5'8" (1.59m x 1.72m) wc, wash hand basin, stand-alone shower
Bedroom 2:	9'4" x 10'5" (2.85m x 3.17m) window, radiator
Bedroom 3:	9'3" x 7'6" (2.82m x 2.27m) built in storage, window, radiator
Bedroom 4:	6'8" x 7'4" (2.02m x 2.23m) window, radiator, built in storage
Study:	7'5" x 9'9" (2.26m x 2.96m) door to garden, window
Family bathroom:	6'7" x 5'11" (2.00m x 1.80m) wc, wash hand basin, bath with shower over, towel rail

Outside

Front:	The property has a large driveway offering off-road parking for numerous vehicles
Rear:	Large south facing garden mainly laid to lawn with multiple patio areas and side access
Garage:	Half converted to a music room/playroom, storage at front

Other Information

Tenure:	Freehold
Heating:	Gas Central Heating
Windows:	Double Glazed
Telephone points:	Various rooms of the house
Television points:	Various rooms of the house
Sellers position:	Found a property to purchase

Local Information

Council tax:	Band E
Local Authority:	Eastleigh Borough Council

Agents Note: The floor plan and sizes are to be used as a guide only and are provided to us by a third party. 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 on

admin@richmondsproperty.co.uk 01489 789933 www.richmondsproperty.co.uk

Floor plan to follow



Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Richmonds Property Services Ltd. nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

