



RICHMONDS

The Laurels, 1c Granada Road, Hedge End, Southampton, SO30 4AL

£435,000

An impressive bespoke home located in one of Hedge End's sought after locations. Situated down a quiet lane, this two bedroom home has been built to the highest specification, is energy efficient and boasts a spectacular kitchen / dining room, spacious sitting room, extensive hallway, ground floor luxury shower room, first floor bathroom with walk in shower & free standing bath and both bedrooms are complemented by built in wardrobes. The rear garden is set up for outside entertaining and there is ample off road parking to the front. An internal inspection is strongly recommended to fully appreciate this superbly presented property.

Accommodation

Entrance hallway:	Stairs to the first floor access to:
Sitting room:	26'1" x 11'11" (7.95m x 3.63m) Dual aspect room
Kitchen/Dining room:	19'7" x 9'11" (5.97m x 3.02m) A range of wall and floor units with granite work tops, integrated appliances, plumbing for washing machine in concealed cupboard and space for dining table. French doors to the rear garden
Utility cupboard:	Space for freestanding fridge freezer, could be utilised to create a study area
Shower room:	Shower cubicle, Wc, wash hand basin, window

First Floor Landing

Bedroom 1:	20'4" x 12'0" (6.20m x 3.66m) Window, radiator, built in wardrobes
Bedroom 2:	9'0" x 8'4" (2.74m x 2.54m) Window, radiator, built in wardrobes
Bathroom:	Four piece bathroom suite comprising: Freestanding bath, shower cubicle, Wc, wash hand basin with cabinets under. Window, heated towel rail

Outside

Front:	Off road parking and side access to the garden
Rear:	Covered entertaining area and patio. Mainly laid to lawn with hedgerow and fence enclosing.

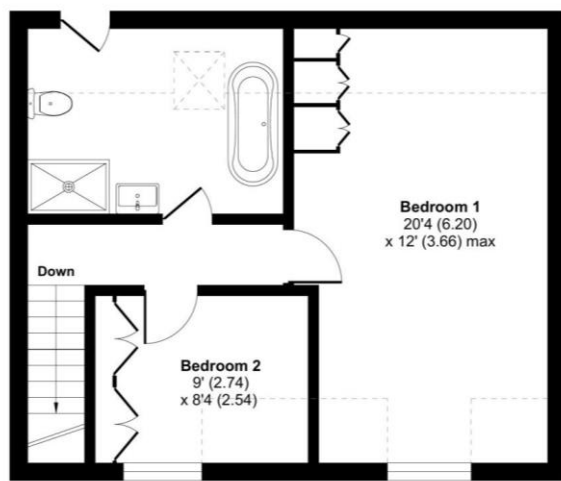
Other Information

Tenure:	Freehold
Approximate age:	2020
Heating:	Underfloor heating to the ground floor, radiators on the first floor
Windows:	Double glazing
Energy Rating:	B
Sellers position:	Searching for a property

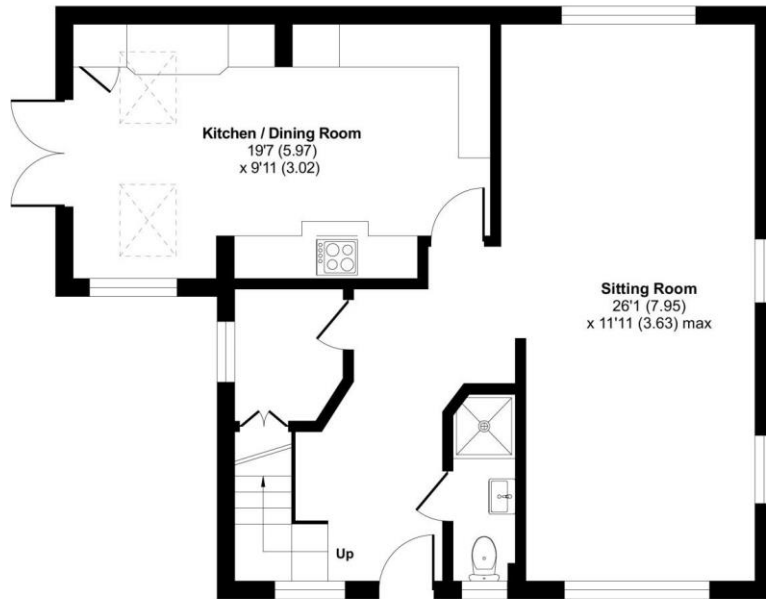
Local Information

Council tax:	Band E
Local Authority:	Eastleigh Borough Council

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](tel:01489789933), email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



FIRST FLOOR



GROUND FLOOR



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

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