Granada Road, Hedge End, Southampton, SO30 4AN   £525,000

A superb 4-bedroom chalet style home positioned on the edge of the village providing easy access to the amenities in Hedge End.

Downstairs, there is a modern kitchen, large hallway with plenty of cupboards and a spacious lounge with a log burner. In addition, on the ground floor there is a study that could be used as a 4th bedroom and a TV room / 3rd bedroom. This spacious ground floor also offers a modern shower room and further reception room currently used as a dining room.

Upstairs there are two additional large bedrooms and a bathroom.

This corner plot has a garage and off-road parking for numerous vehicles as there are two driveways. The enclosed, well-maintained garden compliments this lovely home.

Other Information
Tenure: Freehold
Approximate Age: 1960's
Heating: Gas central heating
Windows: Double glazing
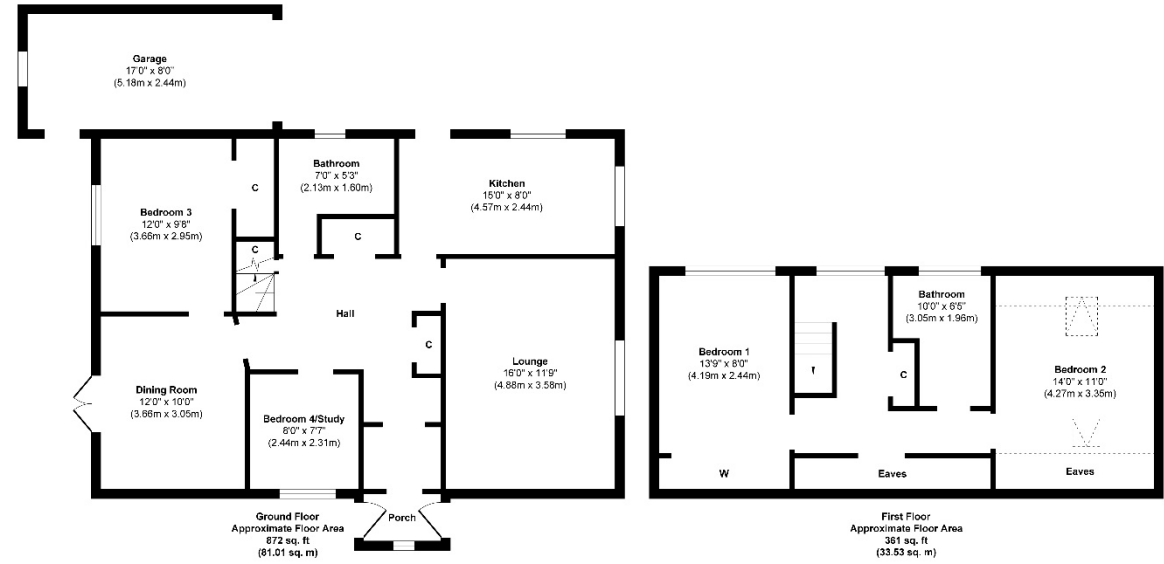Loft: Converted into bedrooms
Energy Rating: A
Solar Panels: Owned, not leased
Sellers Position: The homeowner has found a property to buy in Hedge End which has no chain

Local Information:
Council Tax: Band D
Local Authority: Eastleigh Borough Council

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs	103	107
(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		

England & Wales EU Directive 2002/91/EC

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Garage
17'0" x 8'0"
(5.18m x 2.44m)

Bathroom
7'0" x 5'3"
(2.13m x 1.60m)

Kitchen
15'0" x 8'0"
(4.57m x 2.44m)

Bedroom 3
12'0" x 9'8"
(3.66m x 2.95m)

Hall

Lounge
16'0" x 11'9"
(4.88m x 3.58m)

Dining Room
12'0" x 10'0"
(3.66m x 3.05m)

Bedroom 4/Study
8'0" x 7'7"
(2.44m x 2.31m)

Ground Floor
Approximate Floor Area
872 sq. ft
(81.01 sq. m)

Porch

Bathroom
10'0" x 6'5"
(3.05m x 1.96m)

Bedroom 1
13'9" x 8'0"
(4.19m x 2.44m)

Bedroom 2
14'0" x 11'0"
(4.27m x 3.35m)

W

Eaves

Eaves

First Floor
Approximate Floor Area
361 sq. ft
(33.53 sq. m)

Approx. Gross Internal Floor Area 1233 sq. ft / 114.54 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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