



RICHMONDS

Marls Road, Botley, Southampton, SO30 2EY

Offers Over £560,000

Richmonds are delighted to market this vast, detached bungalow located in the mature residential area of Hedge End/Botley border. There is a great amount of off road parking together with a large detached garage and a private 80ft rear garden. The property offers a huge amount of accommodation having effectively been doubled in size over previous years. The home now offers four bedrooms, two bathroom facilities, a 22ft kitchen/breakfast room, large sitting room, utility and sun lounge, all on the ground floor and a loft conversion which creates a study area together with a loft room on the first floor. Subject to the relevant consents the property still has the potential to be extended further on the first floor. Outside there is hardstanding creating off road parking for numerous vehicles to the front and side which in-turn leads to the 23ft detached, brick built garage and a mature, well stocked rear garden. An internal inspection is strongly recommended.

Accommodation

Composite, double glazed front door with access to:

Entrance Hallway

Approximately 44ft in depth, airing cupboard, stairs to first floor

Bedroom 1

18'0" x 13'1" (5.49m x 3.99m) Double built in wardrobe, double glazed sliding doors to the Sun Lounge, access to ensuite

Ensuite

Corner shower cubicle, low level Wc, wash hand basin, heated towel rail, feature tiling

Bedroom 2

13'7" into bay x 12'0" (4.14m into bay x 3.66m) Sink unit

Bedroom 3

12'0" x 10'0" (3.66m x 3.05m) Sink unit

Bedroom 4

13'5" into bay x 10'3" (4.09m into bay x 3.13m) A range of built in furniture

Kitchen/breakfast room

22'0" x 12'0" (6.71m x 3.66m) Space for a large dining table. A vast array of eye & base level units with work surfaces over, sink & drainer with mixer tap, space for Range cooker, integrated dishwasher & space for fridge freezer, door to utility

Utility

10'3" x 6'10" (3.13m x 2.09m) Eye & base level units, plumbing for washing machine, pedestrian door to the side, access to downstairs Wc

Bathroom

Four piece suite with double shower cubicle, panel enclosed bath, part tiled surround, low level Wc, wash hand basin

Sitting room

18'7" x 14'3" (5.67m x 4.35m) Double glazed sliding doors to the Sun Lounge, large brick built working fireplace and surround

Sun Lounge

25'4" x 8'3" (7.72m x 2.52m) Dual patio doors leading to the garden, this room would make an ideal play room or hobby room

First floor

Study area

13'0" x 7'0" (3.96m x 2.13m) Approximate. Purchasers are to determine their own room sizes due to skilled ceilings. Velux sky light with integrated blind, door to bedroom 5

Loft room

12'2" x 9'9" (3.71m x 2.97m) Approximate. Purchasers are to determine their own room sizes due to skilled ceilings. Velux sky light with integrated blind, wall mounted sink, access through to further roof void which is partly boarded with a light, approximately 35'0" in depth. Vast amount of storage and housing the Potterton Boiler.

Outside

Garage

23'8" x 11'8" (7.22m x 3.56m) Brick built garage with a high pitch roof, additional storage, up & over style door to the front, side pedestrian door, two additional windows.

Garden

The mature rear garden has various shrubbery and is mainly laid to lawn and has a large patio area. Measures approximately 80ft in length by 44ft in width. An extremely private rear garden.

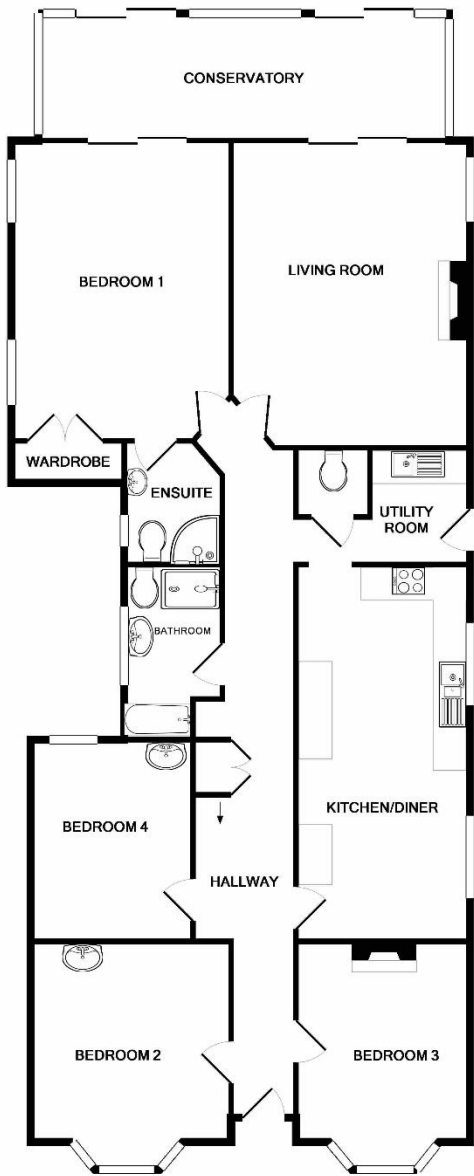
The side and front of the property is tarmac, offering off road parking for numerous vehicles and is enclosed by Hedge row and a five bar gate.

Other information

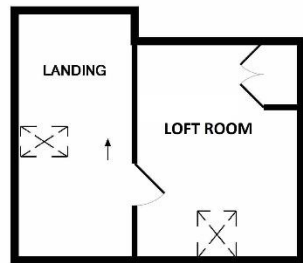
Windows: UPVC double glazing

Sellers position: Searching for a property

Heating: Gas central heating



GROUND FLOOR
APPROX. FLOOR
AREA 1696 SQ.FT.
(157.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 236 SQ.FT.
(21.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 1932 SQ.FT. (179.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

