



RICHMONDS

# 24 Granada Road, Hedge End, Southampton, SO30 4AN

OIEO £600,000

Located in one of Hedge Ends most desirable roads is this 4 bedroom chalet style property with a double garage and fantastic living accommodation. There are two bedrooms and two fantastic refitted luxury bathrooms on the first floor and the ground floor benefits from a further two bedrooms, one of which has an ensuite. There is a good sized sitting room which leads onto the rear garden. In addition there is a modern kitchen, dining room, cloakroom and a utility room. To the front there is a block paved driveway with turning area and the rear garden has a timber Summer House / Home Office.

## Accommodation

Entrance hall:	
Cloakroom:	Low level wc, pedestal wash hand basin
Sitting room:	17'6" x 12'0" (5.34m x 3.66m)
Dining room:	13'4" x 9'3" (4.06m x 2.82m)
Kitchen:	10'2" x 9'7" (3.10m x 2.92m) A range of eye and base level units, space for Range cooker to remain, extractor hood over, integrated dishwasher, integrated fridge freezer
Utility:	9'5" x 5'2" (2.87m x 1.58m) range of eye and base level units, plumbing for washing machine, space for tumble dryer
Bedroom 4/Study:	12'7" x 8'4" (3.84m x 2.54m) Broadband available
Bedroom 2:	13'7" x 10'8" (4.14m x 3.25m) Range of fitted wardrobes
Ensuite:	Shower cubicle, low level wc, pedestal wash hand basin

## First Floor Landing

Bedroom 1:	15'4" into the bay window x 11'2" (4.68m into the bay window x 3.40m) range of fitted wardrobes
Dressing area:	7'10" x 4'11" (2.39m x 1.50m) Storage space into the eaves
Ensuite:	Refitted with a Shower cubicle, low level wc, wash hand basin with drawers under, fully tiled
Bedroom 3:	9'5" into the bay window shortening to 7'5" x 14'5" (2.87m into the bay window shortening to 2.26m x 4.40m) range of fitted wardrobes, storage space into the eaves
Bathroom:	5 piece bathroom suite to include: Shower cubicle, Wc, bidet, bath with hand held shower attachment, "His & Hers" sink with storage underneath, heated towel rail and fully tiled
Agents Note:	CCTV security system, some furnishings & white goods are available via separate negotiation

## Outside

Front:	Mainly laid to block paving creating off road parking for several vehicles with side pedestrian access through to the rear and side garden.
Rear:	Mainly laid to lawn with decking area, access to the side garden which is mainly laid to paving with shingle areas and lawn, hot tub available via separate negotiation. The rear garden is mainly enclosed by panel fencing with power and outside taps. There is a large Summer House/Home Office with separate power supply, wifi connected
Garage:	Detached double garage, two up and over electric doors, window to the side, pedestrian access through to the rear garden

## Other Information

Tenure:	Freehold
Approximate Age:	2002
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Part boarded with ladder and light
Television/satellite points:	Every room
Telephone points:	Every room
Smoke detector:	Hallway and landing
Sellers position:	No forward chain

## 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](mailto:admin@richmondsproperty.co.uk) or go to [www.richmondsproperty.co.uk](http://www.richmondsproperty.co.uk)



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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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