

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 Outside Entrance hall:

Cloakroom: Low level wc, pedestal wash hand basin

17'6" x 12'0" (5.34m x 3.66m) Sitting room: 13'4" x 9'3" (4.06m x 2.82m) Dining room:

10'2" x 9'7" (3.10m x 2.92m) A range of eye and base level Kitchen:

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

Shower cubicle, low level wc. pedestal wash hand basin Ensuite:

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 Refitted with a Shower cubicle, low level wc, wash hand basin Loft: Ensuite:

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 Telephone points:

wardrobes, storage space into the eaves

5 piece bathroom suite to include: Shower cubicle, Wc, bidet, Sellers position: Bathroom:

bath with hand held shower attachment, "His & Hers" sink with

storage underneath, heated towel rail and fully tiled

CCTV security system, some furnishings & white goods are

available via separate negotiation Agents Note:

Mainly laid to block paving creating off road Front: parking for several vehicles with side pedestrian

access through to the rear and side garden.

Mainly laid to lawn with decking area, access to Rear: 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

Detached double garage, two up and over Garage:

electric doors, window to the side, pedestrian

access through to the rear garden

Other Information

Tenure: Freehold Approximate Age: 2002

Gas central heating Heating: Windows: Double glazing

Part boarded with ladder and light

Television/satellite Every room

points:

Every room

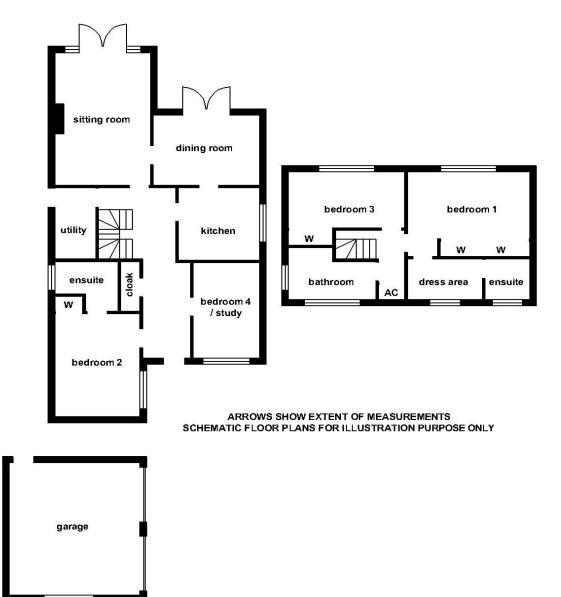
Hallway and landing Smoke detector: No forward chain

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 quide 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, email admin@richmondsproperty.co.uk or go to 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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