



RICHMONDS

## 48 Britannia Gardens, Grange Park, Southampton, SO30 2RP

£695,000

An executive five-bedroom detached property which has undergone vast improvements by the current owners to create this immaculate family home. The front door gives access into the entrance hall which has stairs to the first floor and an under-stairs storage area, with a door to the downstairs W.C. The kitchen/dining room is a fantastic size and has a wealth of built-in appliances, feature Island unit and French doors providing access to the rear garden. The light & airy lounge is a good size with a bay window to the front aspect and feature fireplace with a solid fuel burner. There is also a play room which has French doors providing direct access to the rear garden and a study and utility complete the ground floor. On the first floor, the landing houses the airing cupboard and gives access to all five bedrooms. The master bedroom has bespoke built-in wardrobes and access to the modern ensuite with a large walk-in shower. Bedroom 2 is also fortunate enough to benefit from an ensuite shower room and there is a family bathroom. Outside there is a large tarmac driveway providing ample off road parking, access to the garage and side pedestrian access to the rear. The rear has been landscaped and has a large patio/seating area, artificial lawn, woodchip play area, Summer House and mature hedges creating a secluded garden.

### Other Information

Tenure: Freehold

Heating: Gas central heating

Windows: Double glazed

Energy Rating: C

Sellers position: Searching for a property

Local Authority: Eastleigh Borough Council

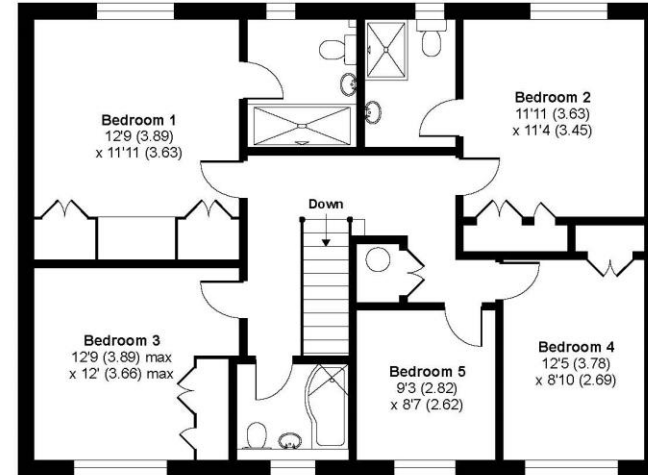
Council Tax Band: F



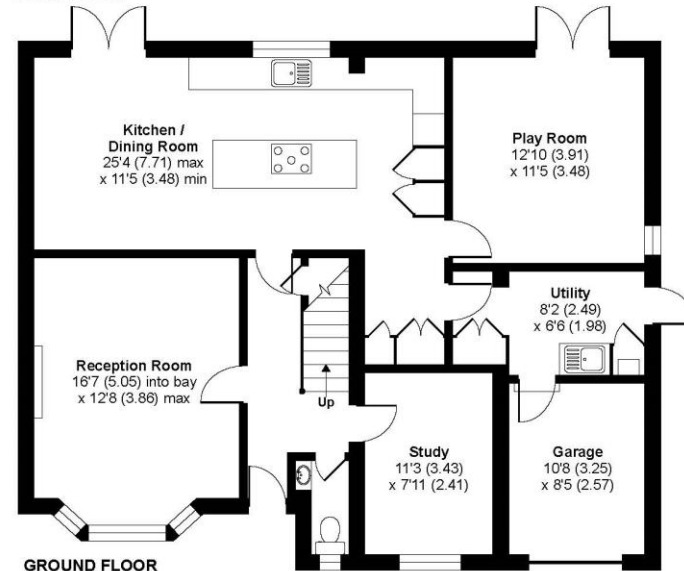
# Britannia Gardens, Hedge End, Southampton, SO30

Approximate Area = 2166 sq ft / 201.2 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Richmonds Property Services Ltd. REF: 1001185

**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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