



RICHMONDS

8 Forsythia Close, Hedge End, Southampton, SO30 4TP

Offers Over £475,000

A detached family home in a popular cul-de-sac with spacious accommodation throughout. The sitting room measures 22'4" x 11'4" overall and there is a separate dining room, conservatory, utility, kitchen/breakfast room, family bathroom, 4 bedrooms and the master benefiting from an ensuite shower room. There is a detached double garage, off road parking and an enclosed rear garden. An internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation

Entrance hallway:	Stairs leading to first floor
Cloakroom:	Wc, wash basin
Sitting room:	22'4" x 11'4" overall (6.81m x 3.45m)
Dining room:	10'4" x 9'10" (3.15m x 3.00m)
Kitchen/breakfast room:	14'3" x 8'9" narrowing to 7'6" (4.35m x 2.67m n. 2.29m) A range of wall & base level units with space for fridge freezer, plumbing for dishwasher, double oven, hob with extractor over
Utility:	Wall mounted boiler, plumbing for washing machine
Conservatory:	22'0" x 12'0" (6.71m x 3.66m)

First Floor Landing

Bedroom 1:	11'3" including wardrobe depth x 14'5" (3.43m x 4.40m) Access to ensuite
Ensuite:	Large walk-in shower area, Wc, wash hand basin, bidet
Bedroom 2:	11'3" x 10'0" (3.43m x 3.05m)
Bedroom 3:	12'2" into bay x 8'5" (3.71m x 2.57m)
Bedroom 4:	8'0" x 7'4" (2.44m x 2.24m)
Bathroom:	Shower cubicle, Wc, wash hand basin, additional walk-in shower area

Outside

Front:	Access to the double garage, block paved driveway creating off road parking
Rear:	Low maintenance style rear garden which is paved with raised flower beds bordering
Garage:	Detached double garage with up & over style door

Other Information

Tenure:	Freehold
Approximate age:	1980's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated
Energy Rating:	To be advised
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 or go to www.richmondsproperty.co.uk

Floor plan to follow



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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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