



RICHMONDS

# 3 Dundry Way, Hedge End, Southampton, SO30 2FG

OIEO £700,000

A spacious five bedroom detached family home offered for sale with no forward chain and has undergone many improvements by the current owners. This versatile family home is positioned on an enviable plot with surrounding woodland and ample off road parking to the front. On the ground floor there is a study, dining room, living room, cloakroom and a fantastic kitchen/dining/conservatory room. To the first floor there are 5 bedrooms, two ensuites and a family bathroom. The rear garden wraps around the property and there is a large patio, covered entertainment area and vast lawn.

## Accommodation

Porch:	Window, radiator
Entrance hallway:	Stairway, cupboard, radiator
Cloakroom:	Wc, wash hand basin
Living room:	12'5" x 18'2" (3.79m x 5.54m) Bi-fold doors to the rear, radiator, log burner
Study:	6'9" x 6'9" (2.06m x 2.06m) Window, radiator
Dining room:	12'6" x 7'5" (3.81m x 2.26m) Window, radiator
Kitchen area:	11'3" x 10'7" (3.43m x 3.23m) A modern fitted kitchen with 1 ½ bowl sink with drainer, integrated dishwasher, fridge freezer & space for cooker with extractor above, doors to the conservatory
Conservatory/dining area:	13'4" x 8'3" (4.06m x 2.52m) Door to the rear garden, pitched roof, radiator
<b>First Floor Landing</b>	Airing cupboard, loft access
Bedroom 1:	18'4" x 13'3" (5.59m x 4.04m) Two windows, radiator, built in wardrobes, access to ensuite
Ensuite:	Shower cubicle, Wc, wash hand basin with cupboard under, heated towel rail
Bedroom 2:	12'7" x 10'5" (3.84m x 3.18m) Window, radiator, access to ensuite
Ensuite:	Shower cubicle, Wc, wash hand basin with cupboard under, heated towel rail
Bedroom 3:	12'1" x 10'7" (3.68m x 3.07m) Window, radiator, built in wardrobe
Bedroom 4:	11'1" x 7'3" (3.38m x 2.21m) Window, radiator, built in wardrobes
Bedroom 5:	9'3" x 6'3" (2.82m x 1.90m) Window, radiator, built in wardrobes
Bathroom:	Window, radiator, spa style bath with shower & screen over, Wc, wash hand basin, wash hand basin with cupboard under, storage cabinet, heated towel rail

## Outside

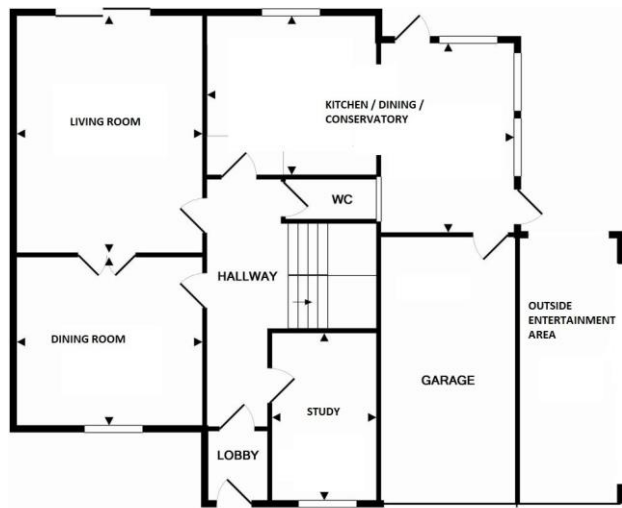
Front:	Ample off road parking. Access to the garage and the additional up & over door leads to the covered entertainment area.
Rear:	Expansive lawned area and a large patio which wraps around the property. The covered entertainment area houses a pool table with is available via separate negotiation. Wooded aspect and Eastleigh Borough Council are responsible to the trees and the environmental agency is responsible for the open culvert.
Garage:	Utility area at the rear with plumbing for washing machine, space for tumble dryer, storage cupboards. Up & over door to the front.

## Other Information

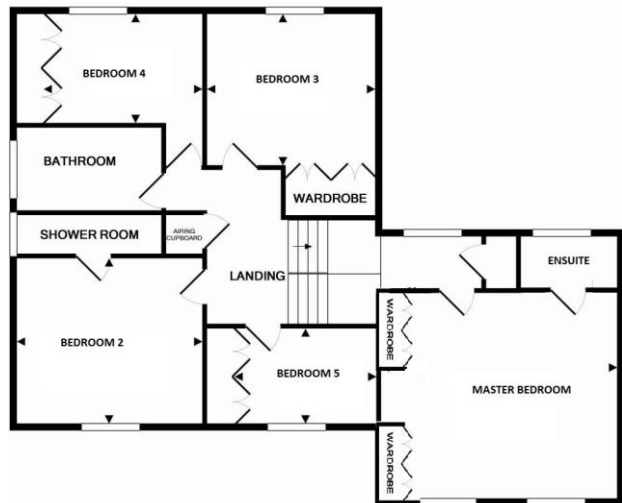
Tenure:	Freehold
Approximate age:	1960's
Heating:	Gas central heating, boiler located in the loft
Windows:	Double glazing
Loft:	Insulated, partially boarded, ladder & light.
Sellers position:	No forward chain

## Local Information

Council tax:	Band E
Local Authority:	Eastleigh Borough Council



GROUND FLOOR



1ST FLOOR

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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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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