



RICHMONDS

19 Foord Road, Hedge End, Southampton, SO30 0DB

OIEO £465,000

Situated in one of Hedge End's premier roads is this four bedroom detached property. There is spacious and versatile living accommodation to the ground floor where there is a lounge, dining room, kitchen/breakfast room which opens to the conservatory, further reception room (currently used as a bedroom) cloakroom and utility room. On the first floor there are four bedrooms and a family shower room and the added benefit of a dressing room and ensuite to the master. Externally there is off road parking for numerous vehicles and a wrap around, enclosed rear garden. Offered for sale with no forward chain.

Accommodation

Entrance hallway:	Radiator, stairs to first floor landing
Lounge:	17'5" x 12'8" (5.31m x 3.86m) Window, radiator, feature gas fire
Dining room:	11'9" x 10'3" (3.58m x 3.13m) Double doors to the rear garden, radiator, doors to lounge & kitchen
3 rd reception:	Currently used as a bedroom. 12'4" x 10'8" (3.76m x 3.25m) Window, radiator
Kitchen/breakfast room:	20'5" x 15'10" (6.23m x 4.83m) A range of wall & base level units, oven & hob with extractor over, 1 ½ bowl sink with drainer, plumbing for dishwasher, space for fridge freezer, window. Dining area has door to utility, double doors to rear garden, radiator
Utility:	10'8" x 6'6" (3.25m x 1.98m) Plumbing for washing machine & further appliance, door to rear garden, wall mounted boiler
Cloakroom:	Low level Wc, wash hand basin
Conservatory:	10'8" x 10'6" (3.25m x 3.20m) Radiator, fixed light

First Floor Landing

Bedroom 1:	Loft access 19'5" x 10'7" (5.92m x 3.23m) Window, radiator
Dressing area:	9'8" x 8'7" (2.95m x 2.62m) Fitted wardrobes
Ensuite:	9'8" x 6'7" (2.95m x 2.01m) Bath with shower over, low level Wc, wash hand basin, part tiled, extractor fan, window, heated towel rail
Bedroom 2:	15'9" x 10'6" (4.80m x 3.20m) Window, radiator
Bedroom 3:	14'5" x 12'2" (4.40m x 3.71m) Window, radiator, airing cupboard
Bedroom 4:	13'8" x 6'0" (4.17m x 1.83m) Window, radiator, storage cupboard
Shower room:	7'7" x 5'10" (2.31m x 1.78m) Low level Wc, wash hand basin, double shower cubicle, heated towel rail, window

Outside

Front:	Driveway offering parking for numerous vehicles, side access to the rear garden
Rear:	An attractive wrap around rear garden with shrub borders and mature trees. Large decking area and additional lawned space, Summer House & storage shed.

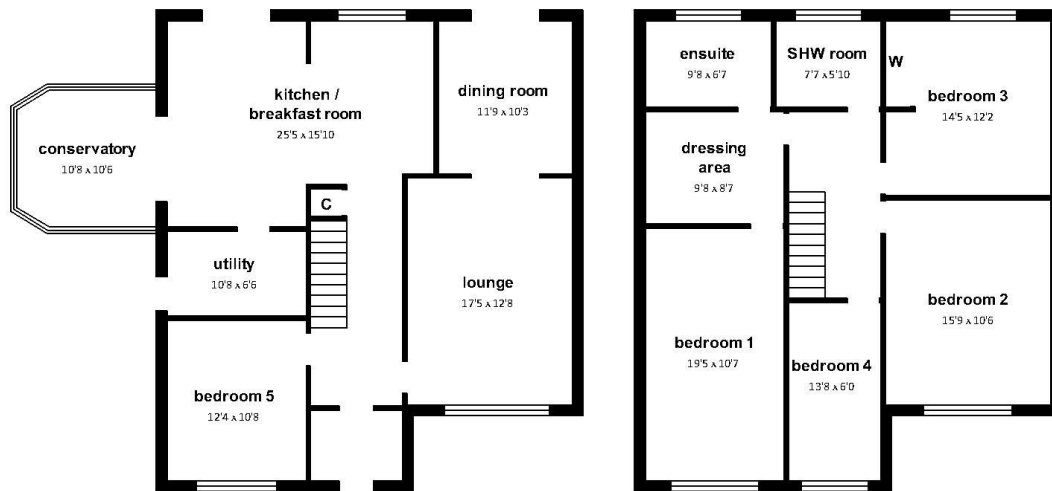
Other Information

Tenure:	Freehold
Approximate age:	1970's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	To be advised
Sellers position:	No forward chain

Local Information

Council tax:	Band D
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



APPROX FLOOR AREA 2152 sq ft 200 m2



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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