



RICHMONDS

# 34 Mallard Gardens, Grange Park, Southampton, SO30 2XJ

OIEO £450,000

A 4 bedroom family home with a modern en-suite and a modern open plan kitchen/dining room. The stylish décor is complimented by the large southerly aspect garden. Further features include a Wc, study, sitting room, bathroom, double length garage, gas central heating, hallway, cloakroom and close proximity to the Railway station and local parkland.

## Accommodation

Entrance hallway:	Double radiator, stairs to first floor
Study:	8' 11" x 7' 2" ( 2.72m x 2.18m ) Double glazed window to front elevation, radiator
Sitting room:	16' 9" x 10' 5" ( 5.11m x 3.18m ) Double glazed patio doors to rear garden, double radiator
Kitchen/dining room:	24'7" x 8'1" (7.50m x 2.64m) Double glazed window to front elevation, sink unit with cupboards, further range of wall and base units with work surfaces, built in double electric oven, dishwasher, washing machine, and fridge freezer, double glazed window to rear elevation, radiator, double doors to sitting room
Cloakroom:	Low level W/C, wash hand basin, radiator

## First Floor Landing

Bedroom 1:	Loft access 14' 8" x 10' 5" ( 4.47m x 3.18m ) Double glazed window to front elevation, built in double wardrobe, radiator
Ensuite:	Double glazed obscure window to front elevation, shower cubicle, low level W/C, wash hand basin, radiator
Bedroom 2:	11' 4" x 8' 9" ( 3.45m x 2.67m ) Double glazed window to front elevation, built in wardrobe, radiator
Bedroom 3:	8' 1" narrowing to 7' " x 8' 8" ( 2.46m narrowing to 2.13m x 2.64m ) Double glazed window to front elevation, radiator
Bedroom 4:	8' 3" x 7' ( 2.51m x 2.13m ) Double glazed window to rear elevation, radiator, built in wardrobe
Bathroom:	Double glazed obscure window to side elevation, panel enclosed bath, low level W/C, wash hand basin, extractor fan, radiator, tiling to principal areas

## Outside

Front:	Mainly lawn with side access, off road parking for several cars, leading to garage
Rear:	Patio area adjacent to the property, mainly laid to lawn, fence enclosed
Garage:	Tandem length. Up and over door, power and light, door to rear garden

## Other Information

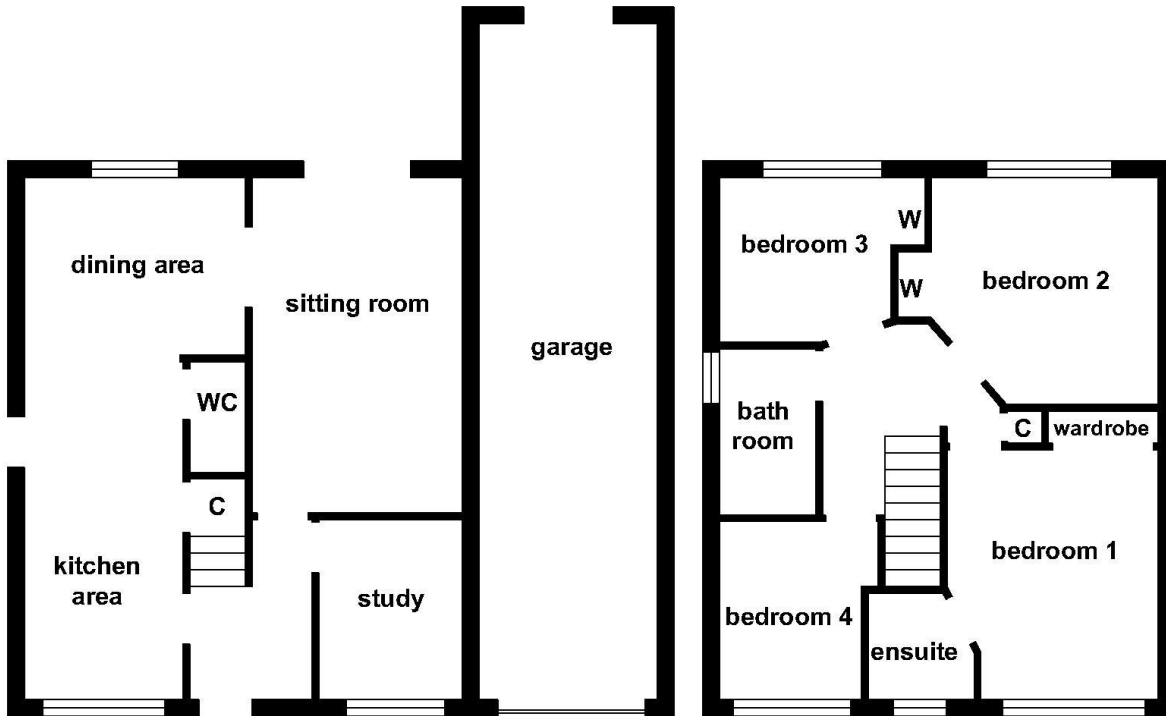
Tenure:	Freehold
Approximate age:	1990's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Insulated
Sellers Position:	Relocating out of area

## 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](mailto:admin@richmondsproperty.co.uk) or go to [www.richmondsproperty.co.uk](http://www.richmondsproperty.co.uk)





**SCHEMATIC FLOOR PLANS FOR ILLUSTRATION PURPOSE ONLY  
APPROX FLOOR AREA 1409 sq ft 131 m<sup>2</sup>**



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. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Richmonds Property Services Ltd. nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

