



52 Bursledon Road, Hedge End, SO30 0BY

Offers in excess of £450,000

WHITE & GUARD

52 Bursledon Road

Hedge End, Southampton

INTRODUCTION

This three bedroom, chalet style home is situated on a good size plot with a beautiful, larger than average rear garden, tandem length garage, workshop and ample off road parking for several cars.

The accommodation on the ground floor comprises a spacious, 21ft lounge/diner, modern fitted kitchen and bathroom, as well as a ground floor bedroom. On the first floor there are two double bedrooms and a cloakroom.

LOCATION

The property is situated in the popular area of Old Hedge End and benefits from being close to the village centre, as well as reputable schools and the M27 motorway links.

DIRECTIONS

From Hedge End's village centre, proceed south along Bursledon Road for some distance, where the property can be found on the right hand side.

- TENURE - FREEHOLD
- EPC GRADE D
- EASTLEIGH BOROUGH COUNCIL BAND D





INSIDE

The entrance hall has stairs leading to the first floor, an understairs storage cupboard and doors through to all ground floor rooms. The generous lounge/diner is a dual aspect room with a bay window to the front and a door to the rear, with windows either side, opening out to the garden. The modern kitchen has been fitted with a range of shaker style wall and base units with a built-in double oven, five ring gas hob with extractor over, as well as an integrated fridge/freezer, dishwasher and washing machine.

The stylish family bathroom has a panel enclosed bath with shower over, vanity wash hand basin, WC and a window to the side. The third bedroom is also located on the ground floor and has a bay window to the front aspect.

On the first floor, there are two, well-proportioned double bedrooms both with windows to the front. One benefits from a fitted wardrobe, whilst the other has access to eaves storage space. There is also a cloakroom with a WC, wash hand basin and a window to the rear.

OUTSIDE

To the front of the property there is a large driveway providing ample off road parking for multiple cars. A set of wooden double gates to the side provides access to the good size rear garden and the detached, tandem length garage.

There is a paved patio area, with the rest of the garden being mainly laid to lawn with hedgerow borders. Towards the end there is a useful workshop and a further section of lawn.



BROADBAND

Ultrafast full fibre broadband is available with download speeds of up to 1000 Mbps and upload speeds of up to 220 Mbps. Information has been provided by the Openreach website.

SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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13 St Johns Centre, Hedge End,

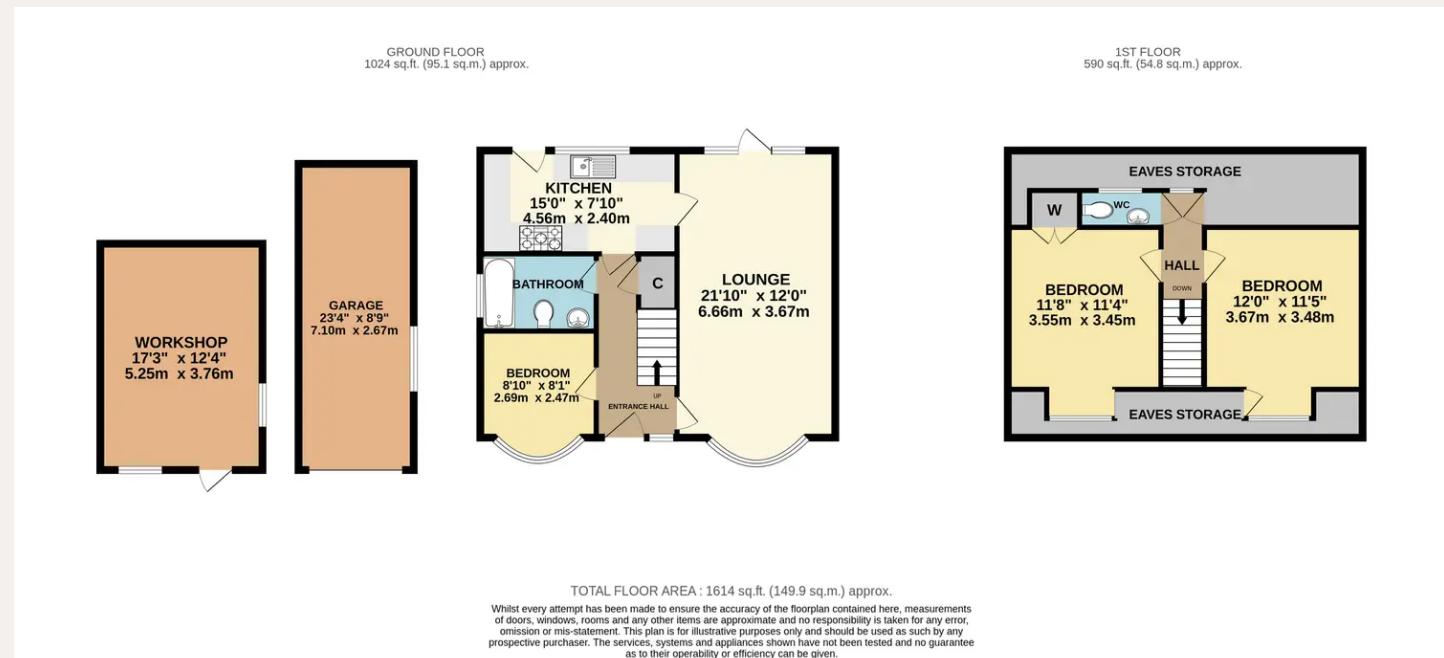
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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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