

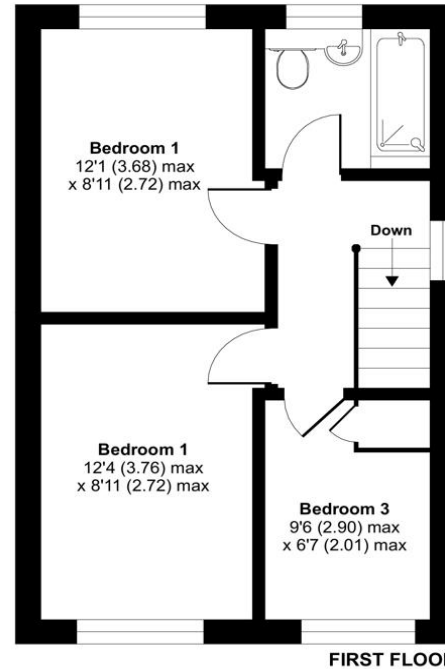
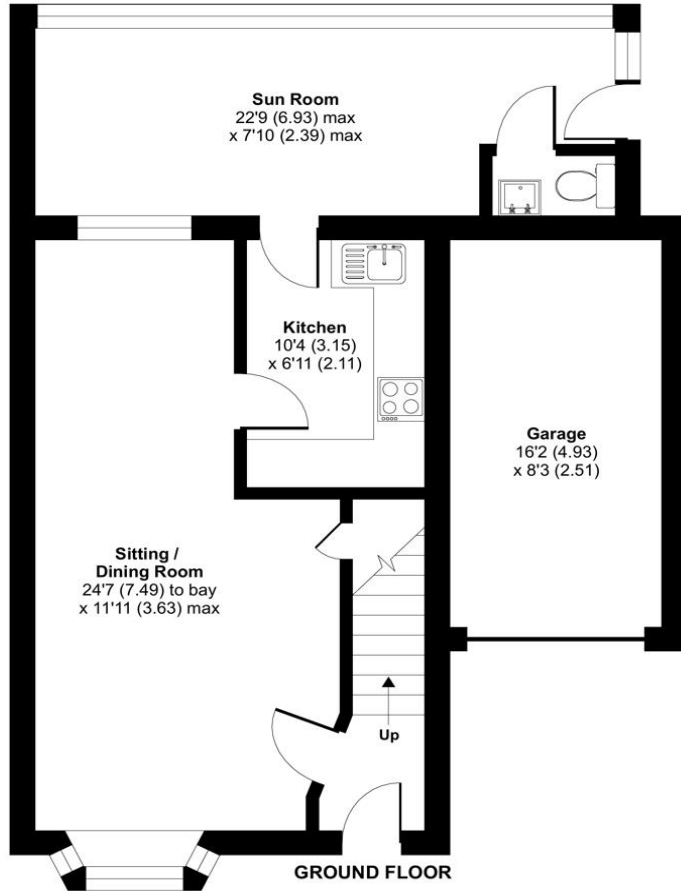


Berrywood Gardens, Hedge End, Southampton, Hampshire, SO30 4QZ

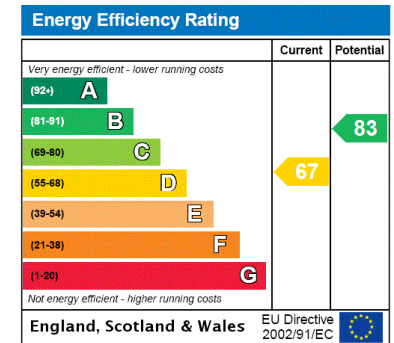


ACCOMMODATION

A wonderful detached home set in a cul-de-sac location and ideally located with access to the centre of Hedge End, recreational facilities and hyper stores. A 24'7 ft sitting/ dining room spans the length of the home, providing an ideal social space. From this room is a well-designed kitchen with ample floor and wall-based units. The home has been extended to the rear, with the kitchen opening out into a light and airy sunroom, providing a versatile living space. A cloakroom completes the ground floor accommodation. The entrance recess leads to the stairs to the first floor, offering three well-proportioned bedrooms, all of which are served by a modern family bathroom. The principal bedroom and two further bedrooms have plenty of space for additional storage. Externally, the rear garden is laid to lawn with a paved patio seating area. To the front of the home there is a tandem driveway leading to the large garage and side rear access.



Approximate Area = 957 sq ft / 88.9 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1091 sq ft / 101.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1079157



SITUATION

Hedge End is a popular residential area approximately six miles to the east of Southampton and well served by the M27 motorway allowing easy travel to all parts of Southern Hampshire with the M3 providing a fast route to London. The thriving village centre has an abundance of local shops and cafes that are ideal for day to day needs with major superstores found at the nearby retail parks. The Ageas bowl (the home of Hampshire cricket) hosts county and international matches and live music events. The yachting havens of Bursledon, Hamble, Sarisbury and Warsash are all found within the vicinity and together with Victoria country park at Netley have marinas, attractive riverside walks, cafes and pubs. The stunning countryside of the picturesque Meon valley is a short drive away and includes the quaint villages of Botley, Bishops Waltham, Wickham and Durley. The Parkway railway station (opposite the international airport) offers a fast route to Waterloo.



SPECIFICATION

- Detached family home with no onward chain
- Cul de sac position with access to local schools and recreation grounds
- 22'9 ft Extension to the rear
- Three Bedrooms
- Cloakroom and utility room
- Private rear garden

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band D

GUIDE PRICE

Asking Price £385,000

TENURE

Freehold