



Marlborough Gardens - £490,000

Stanford
Est 2005



73 Marlborough Gardens, Hedge End, Southampton, SO30 2UT

Asking Price £490,000

Stanford Estate Agents are delighted to offer for sale this stunning four double bedroom, detached family home, ideally situated on a corner plot in the highly sought area of Grange Park in Hedge End. This fantastic property offers spacious and versatile accommodation including a bright and airy 18ft living room, separate dining room, 15ft modern fitted kitchen/breakfast room, a modern family bathroom, en suite shower room to the master bedroom and a downstairs cloakroom. Benefits include a private rear garden, a garage and off road parking to the front. This property would make a wonderful family home and internal viewings are strongly recommended to avoid disappointment. This fabulous home is offered with the convenience of NO FORWARD CHAIN.

Entrance Hall:
Stairs to first floor landing, radiator, under stairs cupboard, Karndean flooring, doors to living room, dining room and cloakroom.

Cloakroom:
Vanity hand wash basin with cupboards below, low level WC, heated towel rail.

Living Room: 18'2" x 15'0" (5.54m x 4.57m)
Dual aspect double glazed windows, oak wood flooring, radiator.

Dining Room: 12'0 x 10'11" (3.66m x 3.33m)
Double glazed bay fronted window, double radiator, oak wood flooring.

Conservatory: 11'4" x 10'7" (3.45m x 3.23m)
uPVC and double glazed construction, tiled flooring, uplighters, double doors to rear aspect.

Kitchen/Breakfast Room: 15'0 x 10'11" (4.57m x 3.33m)
Double glazed window to rear aspect fitted with a stylish range of wall and base level units with quartz squared edge worksurfaces, inset sink and drainer with mixer tap, brushed steel range oven with extractor hood over, integrated dishwasher and fridge, tiled flooring, ceiling downlighters, door to rear aspect

Utility Room:
Space and plumbing for a washing machine and tumble dryer, sink drainer, newly fitted boiler, door to garage.

First Floor landing:
Stairs down to ground floor, doors to bedrooms and family bathrooms, double glazed window to front aspect

Master Bedroom: 12'8" x 11'11" (3.86m x 3.63m)
Double glazed window to front aspect, double radiator, built in wardrobes.

Dressing Room Area: Mirror fronted wardrobes.

En Suite Shower Room:
Vanity wash hand basin with cupboards below, walk in shower cubicle, low level WC, heated towel rail, tiled flooring and half tiled walls.

Bedroom Two: 11'3" x 9'8" (3.43m x 2.95m)
Double glazed window to side aspect, double radiator, built in mirrored wardrobes.

Bedroom Three: 11'3" x 9'6" (3.43m x 2.90m)
Dual aspect double glazed windows, radiator, built in mirrored wardrobes.

Bedroom Four: 10'4" x 8'4" (3.15m x 2.54m)
Double glazed window to side aspect, radiator, built in mirrored wardrobes.

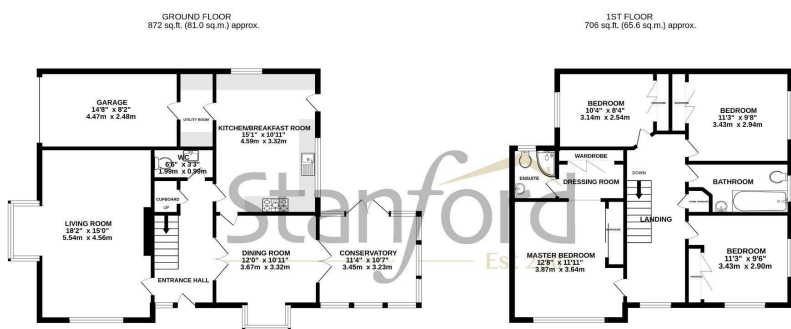
Family Bathroom:
Obscure double glazed window to rear aspect modern suite comprising panel enclosed bath with shower over, low level WC, vanity hand wash basin with cupboards below, heated towel rail, tiled flooring and half tiled walls.

Front:
Brick paved driveway providing off road parking.

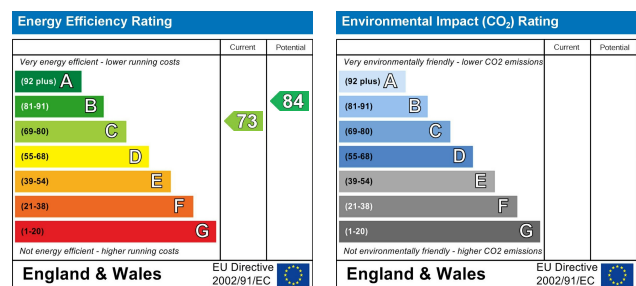
Garage:
Metal up and over door, power and lighting connected, space and plumbing for a fridge/freezer.

Rear Garden:
Secluded and easily maintainable with a large paved seating and entertaining area, raised brick flower beds and a wood decked seating area with shrub borders.. The garden is enclosed with wood panelled fencing with a side access gate and an outside tap.

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: E
Seller Position: No Forward Chain
Local Primary School: Berrywood Primary School
Secondary School: Deer Park/Wildern School
EPC Rating: C



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