



Granada Road - £425,000

Stanford  
Est 2005



# 102 Granada Road, Hedge End, Southampton, SO30 4AQ

**Asking Price £425,000**

Stanford Estate Agents are delighted to present this impressive & spacious three bedroom detached bungalow in Hedge End. The property is situated in a quiet cul-de-sac location & boasts a generous garden, garage, ample driveway parking, gas central heating & is offered with no forward chain.

## ENTRANCE HALL:

Coved & textured ceiling, loft hatch, radiator, wood laminate flooring, telephone point, built in storage cupboard.

## GARAGE:

Single garage with an up & over door.

## LOUNGE: (14'11" x 12'0")

Coved & smooth plaster ceiling, double glazed sliding patio door to rear aspect leading out to the rear garden, obscure double glazed window to side aspect, gas fire, radiator, television point, telephone point.

## REAR GARDEN:

The secluded & enclosed rear garden is of a very generous size & is mainly laid to artificial grass with a patio area. There is also a mature lawned area, shed & side access via a gate.

## KITCHEN/BREAKFAST ROOM: (12'0" x 8'11")

Textured ceiling, double glazed window to side aspect, radiator, window to rear aspect, door to rear aspect leading to the sun lounge, a range of wall mounted & base level units, roll top work surfaces, tiling to principle areas, sink & drainer with mixer tap above, built in gas hob & electric oven with extractor hood above, space & plumbing for a washing machine, space for a fridge.

## OTHER INFORMATION:

LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band D

SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: Shamblehurst Primary School

SECONDARY SCHOOL: Wildem School

## SUN LOUNGE: (1'11" x 7'0")

Radiator, tiled floor, door to rear aspect leading out to the rear garden.

## BEDROOM 1: (12'0" x 9'10")

Coved & smooth plaster ceiling, double glazed window to front aspect, radiator, wood laminate flooring.

## BEDROOM 2: (9'11" x 8'7")

Coved & smooth plaster ceiling, double glazed window to front aspect, radiator.

## BEDROOM 3: (11'8" x 9'7")

Coved & textured ceiling double glazed window to side aspect, radiator, airing cupboard.

## FAMILY BATHROOM:

Textured ceiling, obscure double glazed window to side aspect, part tiled walls, panel enclosed bath with shower above, pedestal wash hand basin, radiator, wood laminate flooring.

## WC:

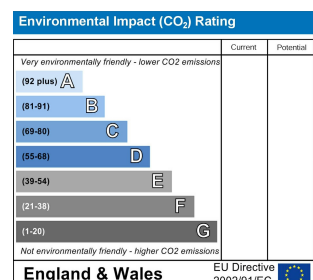
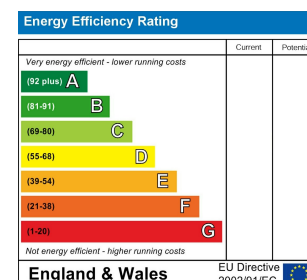
Textured ceiling, obscure double glazed window to side aspect, low level WC, fully tiled walls, wood laminate flooring.

## FRONT GARDEN:

Mainly laid to lawn with a block paved driveway providing ample off road parking.



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