



13 Leatherhead Gardens, Hedge End, Southampton, SO30 2TY

Offers In Excess Of
£500,000

Stanford Estate Agents are delighted to present this immaculate and spacious four bedroom detached house in Hedge End. The property boasts an en-suite to master bedroom, a fabulous 19ft family room with bi-folding doors, store/gym, utility room and ample driveway parking. An internal viewing is very highly recommended.

Entrance Hall:
Stairs to first floor landing.

Sitting Room: (14'11" x 10'5")
Double glazed window to front aspect, radiator, access to under stair storage.

Kitchen/Breakfast Room: (13'6" x 11'7")
Smooth plaster ceiling with downlighting, access to utility room and family room, modern and stylish range of wall mounted and base level units with contrasting work surfaces, a variety of built in appliances including gas hob and electric oven with extractor over, fridge/freezer, dishwasher and wine chiller, space & plumbing for a washing machine, wood effect flooring.

Family Room: (19'5" x 9'5")
Smooth plaster ceiling, three Velux windows and two windows to the rear aspect creating a bright and airy family room with bi-fold doors to rear garden, wood effect flooring.

Utility Room: (8'8" x 7'5")
Smooth plaster ceiling, a range of wall mounted and base level units.

Store/Gym: (8'5" x 7'5")
Smooth plaster ceiling, access to converted garage.

First Floor Landing:
Access to all bedrooms, loft hatch.

Master Bedroom: (11'11" x 10'6")
Double glazed window to front aspect, radiator, door to:

En Suite: (5'2" x 5'0")
Modern and stylish walk-in shower, low level WC, wash hand basin, heated towel radiator with an obscure double glazed window to the front aspect.

Bedroom Two: (13'7" x 8'9")
Double glazed window to rear aspect, radiator, built in wardrobe.

Bedroom Three: (12'8" x 7'5")

Double glazed window to front aspect, radiator.

Bedroom Four: (10'8" x 7'5")
Double glazed window to rear aspect, radiator.

Family Bathroom: (7'0 x 5'10")
Smooth plastered ceiling, obscure double glazed window to side aspect, heated towel rail, part tiled walls, suite comprising tile enclosed bath with shower over, low level WC and wash hand basin.

Front Garden:
Laid to attractive brick paving with a tarmac driveway providing ample off road parking for several cars, access to front door, storage shed and garage.

Garage/Storage: (8'6" x 6'7")
Electric roller door with power & light.

Rear Garden:
The well presented rear garden is enclosed and mainly laid to artificial lawn with a patio seating area. There is also pedestrian gated rear access.

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: D
Sellers Position: Vendor Suited
Local Primary School: Berrywood Primary School
Secondary School: Wildern School/ Deer Park School



TOTAL FLOOR AREA: 1255 sq.ft. (116.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Dimensions of the room are shown. The plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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