

33 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
Tel: 01489 885500
admin@brookindependent.co.uk
www.brookindependent.co.uk

BROOK
INDEPENDENT
ESTATE AGENTS



37 Leatherhead Gardens

, Hedge End, SO30 2TY

£465,000



Welcome to this charming detached house located in the desirable Leatherhead Gardens of Hedge End, Southampton. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four cosy bedrooms and two bathrooms, there is ample space for everyone to enjoy.

Situated on a corner plot, this house offers parking for up to two vehicles, ensuring convenience for you and your visitors. The Bovis-built property exudes a light and airy feel, creating a welcoming atmosphere from the moment you step inside.

Built in the mid-1990s, this home is not only well-established but also holds great potential as a long-term family residence. Imagine creating lasting memories in this lovely abode, where each room is filled with warmth and comfort.

Conveniently located just a short stroll away from Hedge End train station, commuting will be a breeze for you and your family. Don't miss out on the opportunity to make this wonderful property your new home sweet home.



Entrance Hallway

Living Room 16'7 x 10'8 (5.05m x 3.25m)

Dining Room 10'6 x 8'8 (3.20m x 2.64m)

Kitchen 11'0 x 8' (3.35m x 2.44m)

utility Room 7'4 x 5'8 (2.24m x 1.73m)

Cloakroom

Master Bedroom 14' x 10'11 (4.27m x 3.33m)

En Suite Shower Room

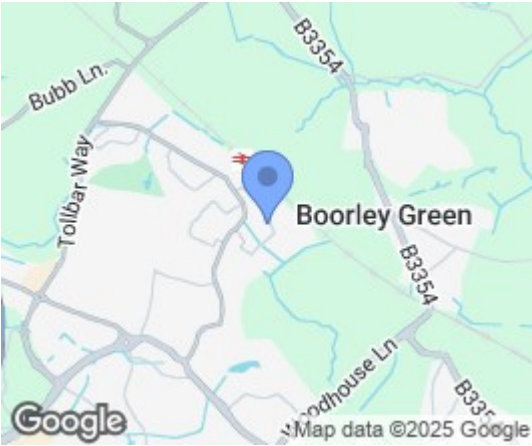
Bedroom Two 11'3 x 8'7 (3.43m x 2.62m)

Bedroom Three 8'9 x 8'4 (2.67m x 2.54m)

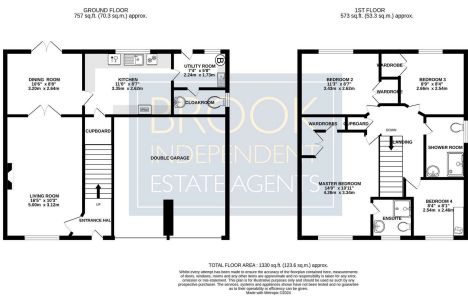
Bedroom Four 8'4 x 8'1 (2.54m x 2.46m)

Bathroom

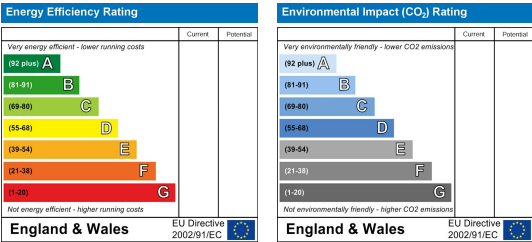
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.