



Richmonds
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45 Ascot Road, Horton Heath, Eastleigh, SO50 7JP

£419,999

A spacious four bedroom detached family home in the popular area of Horton Heath which sits on a corner plot with a secluded rear garden and off road parking for several vehicles. The property benefits from three reception rooms, conservatory, ensuite to the master bedroom and a utility room. An internal inspection is highly recommended to fully appreciate the size of accommodation on offer.

Accommodation

Entrance hallway:	Stairs to first floor
Sitting room:	14'4" x 10'3" widening to 11'2" (4.37m x 3.13m widening to 3.40m)
Dining Room:	9'6" X 9'4" (2.90m X 2.85m) Sliding doors opening to the rear garden
Kitchen:	L shaped room. 12'8" to French doors x 7'10" plus 8'3" x 7'0" (3.86m to French doors x 2.39m x 2.39m plus 2.52m x 2.13m) A range of eye & base level units, space for Range cooker, Butler style sink, plumbing for dishwasher, French doors to the conservatory, door to utility
Utility:	7'10" x 6'7" (2.39m x 2.01m) Plumbing for washing machine, space for tumble dryer, space for American style fridge freezer
Conservatory:	11'2" x 8'10" (3.40m x 2.69m) Dual aspect French doors to the rear garden
Study:	9'2" x 7'10" (2.80m x 2.39m)

First Floor Landing

Bedroom 1:	Loft access, airing cupboard 15'0" into door recess, shortening to 13'0" x 10'2" (4.57m into door recess, shortening to 3.96m x 3.10m) Door to ensuite
Ensuite:	Shower cubicle, pedestal wash hand basin, Wc
Bedroom 2:	11'2" x 8'1" (3.40m x 2.46m) Built in wardrobe
Bedroom 3:	8'10" x 8'0" (2.69m x 2.44m) Over stair storage cupboard
Bedroom 4:	8'8" shortening to 5'8" x 7'10" (2.64m shortening to 1.73m x 2.39m)
Bathroom:	Panel enclosed bath with mixer taps over, shower over. Pedestal wash hand basin, Wc, heated towel rail

Outside

Front:	Approached via driveway creating off road parking for several vehicles. Lawned area to the side, pedestrian access to the rear garden
Rear:	Two patio areas as well as a decking area. Lawned area to the rear and further lawned area to the side. Enclosed by panel fencing. Storage shed

Other Information

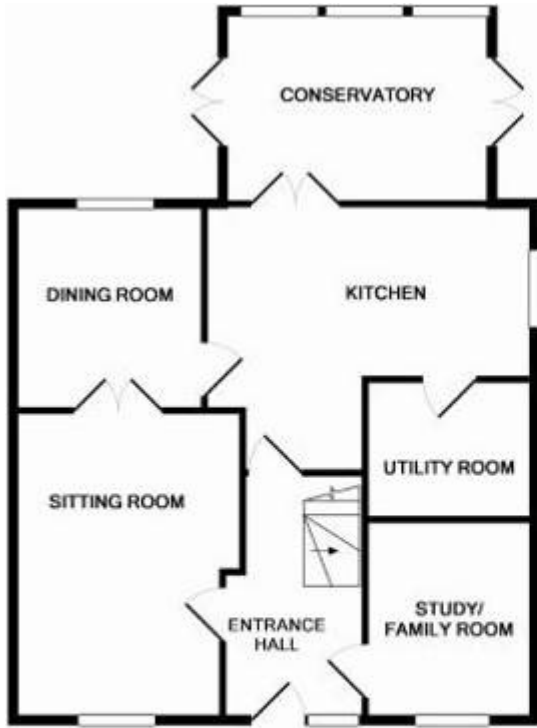
Tenure:	Freehold
Approximate age:	1990's
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Partially boarded
Sellers Position:	No forward chain

Local Information

Council Tax:	Band E
Local Authority:	Eastleigh Borough Council

Agents Note: The floor plan and sizes are to be used as a guide only and are provided to us by a third party. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information on

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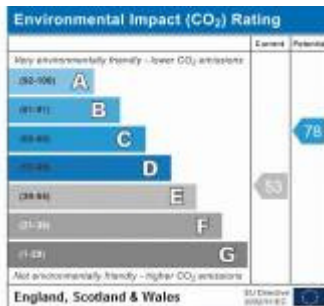
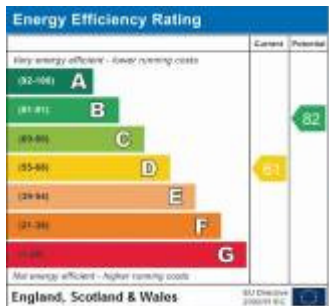


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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