



HUNTERS[®]
HERE TO GET *you* THERE

 4  3  2 

Hilldown Road, Southampton

Per Month £1,750 Per Month

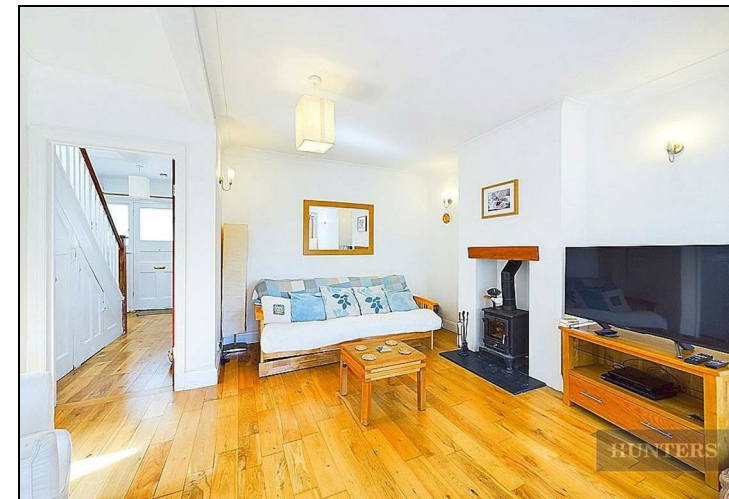


**** FAMILY HOME ONLY, NOT FOR SHARERS**** A spacious 4 bedroom family home offered on a unfurnished basis. The property is located in the popular area of Highfield tucked away on a quiet private road in a cul- de- sac on the doorstep of Southampton University. The ground floor consists of a double bedroom or second reception room, a family bathroom with laundry area, a fully fitted equipped kitchen with a breakfast bar and a welcoming living room with a log burner and patio doors leading to the garden. Moving up to the first floor a generously sized landing leading to three double bedrooms and a second family bathroom. The master bedroom has plenty of space with an en-suite bathroom having a separate bath and shower. Externally to the property a great green space, a garage allowing access from front to rear of the property and driveway parking. Other benefits include double glazed windows and gas central heating.

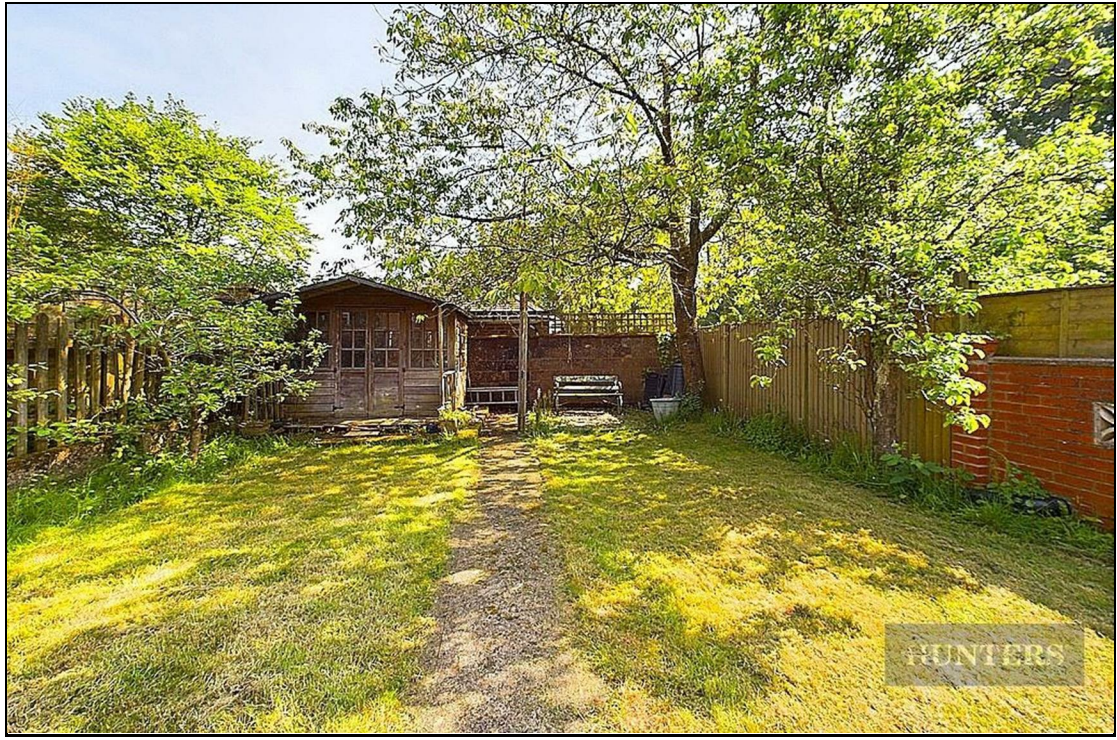
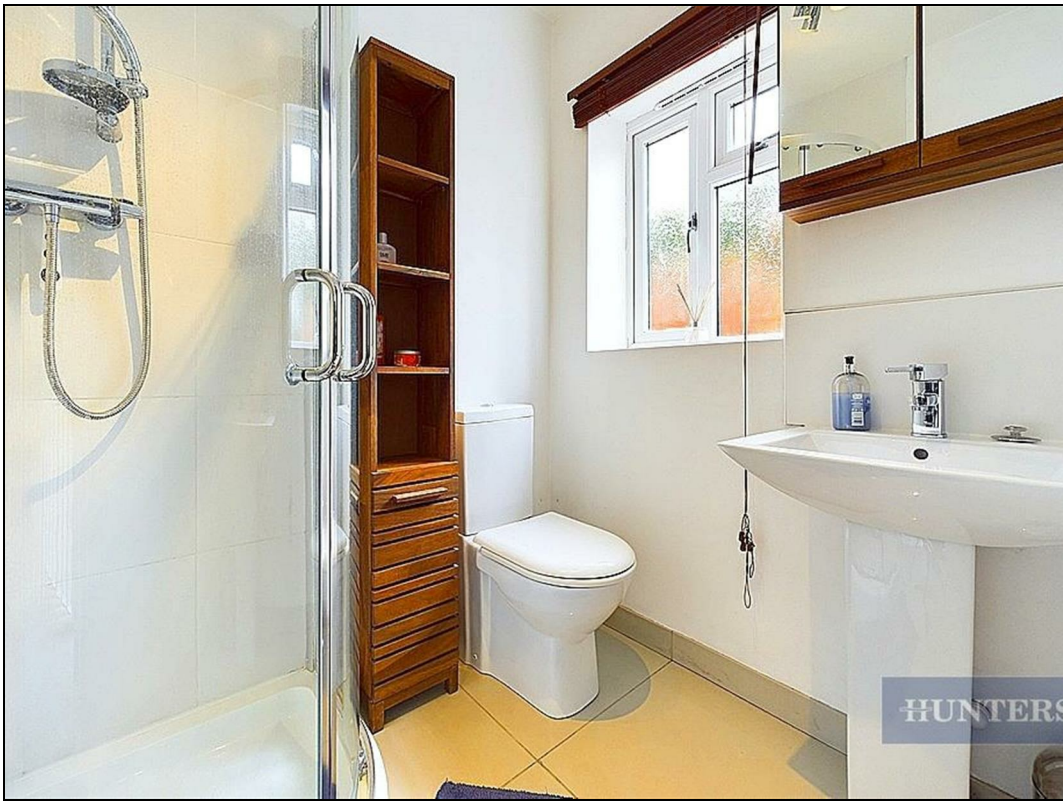
Local shopping facilities are available in Highfield whilst more comprehensive amenities can be found in Southampton City Centre including the West Quay Shopping Centre. Southampton also boasts a mainline railway station providing access to London Waterloo whilst the M3 can be accessed via The Avenue and the M27 via Thomas Lewis Way. The Sports Centre along with Southampton Common which has over 300 acres of parkland provides recreational facilities.

KEY FEATURES

- **** FAMILY HOME ONLY, NOT FOR SHARERS**** 4 Bedroom Family Home
 - 2 Bathrooms
 - Ensuite Bathroom
 - White Goods Included
 - Driveway Parking
 - Gas Central Heating
- Solar Panels for heating and electricity
 - Garage
 - Unfurnished
- Council Tax Band C









Ground Floor



Floor 1

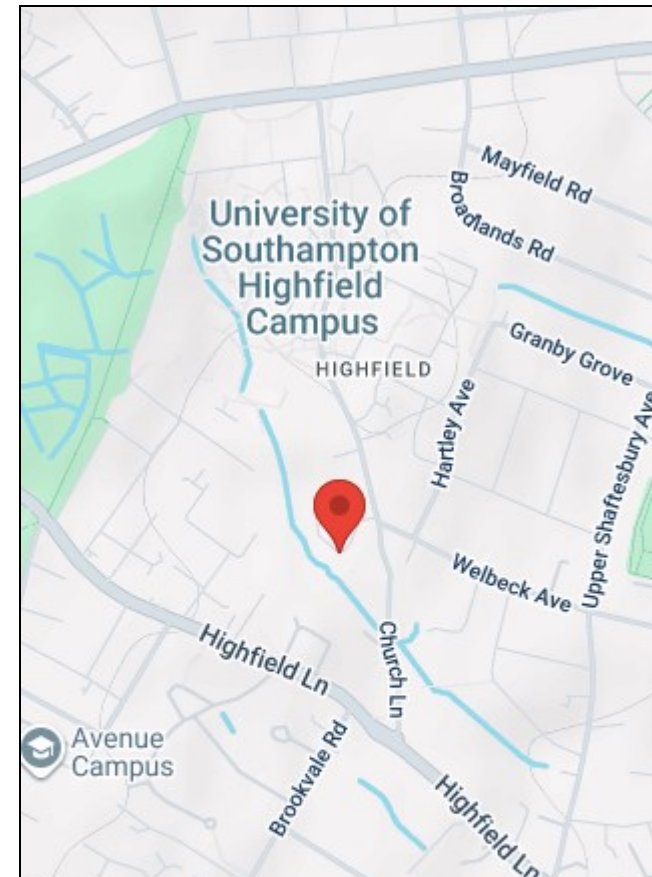
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Approximate total area⁽¹⁾
120.26 m²
1294.52 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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