



**Hickory Gardens  
West End  
Southampton  
Hampshire  
SO30**

**Offers in Excess of £665,000**

**bettermove** 

# Hickory Gardens

## Southampton

Bettermove are proud to present this 5 bedroom detached house in West End.

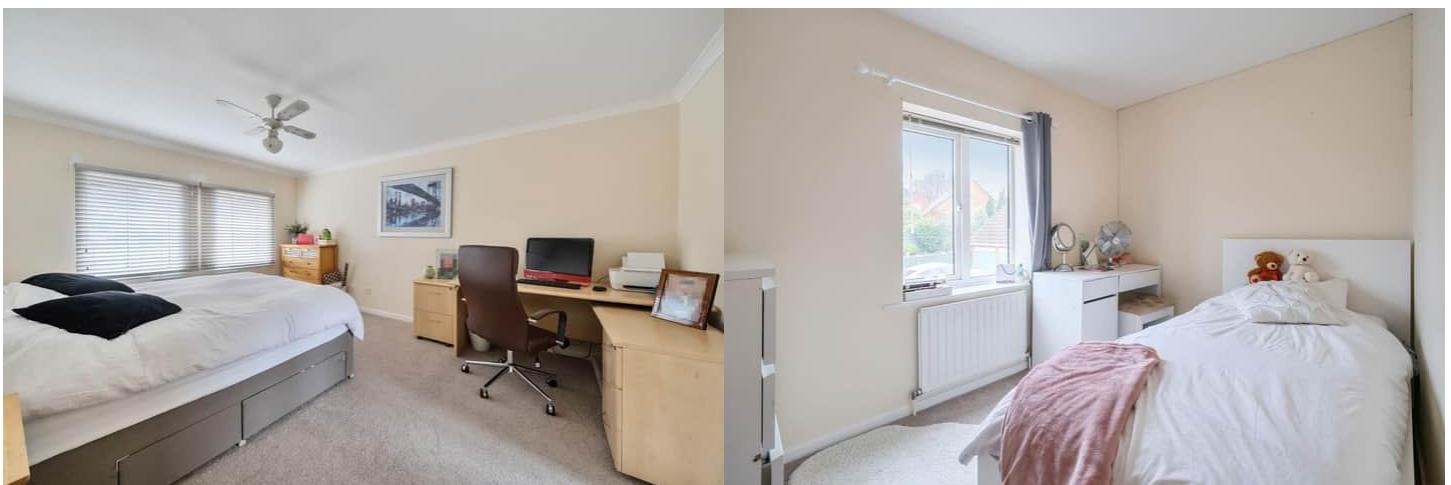
The property benefits from double glazing, and gas central heating throughout, with off street parking available via driveway and double garage.

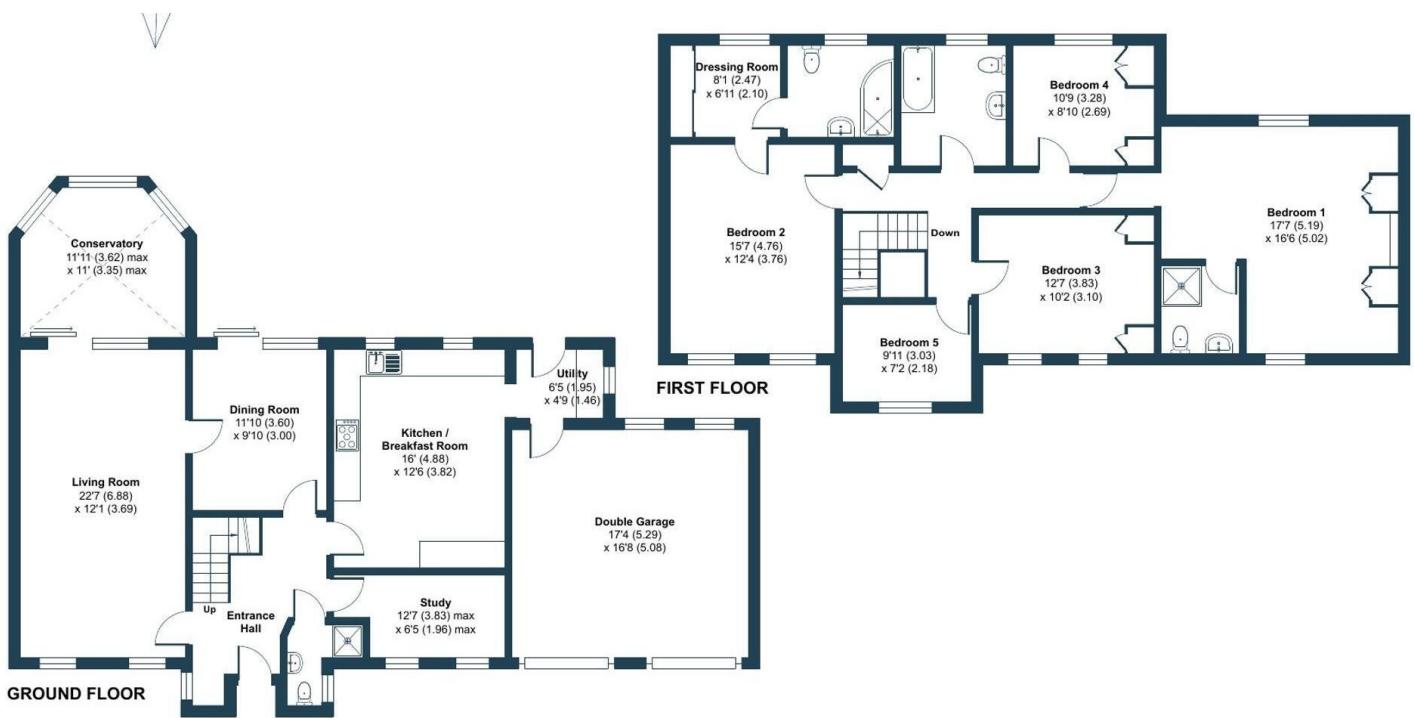
The council tax band is F.

The interior of this beautifully presented property comprises a welcoming entrance hall, a generous living room flowing into the dining room and conservatory, fitted kitchen/breakfast room with adjoining utility area, a separate study, and a convenient ground-floor shower room. The first floor consists of five well-proportioned bedrooms, including a master suite with dressing room and en-suite, a further en-suite bedroom, and a family bathroom. The exterior boasts a private rear garden, ideal for enjoying the summer months, along with the added benefit of a double garage.

Located in the popular borough of West End, Southampton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Swaythling, a variety of local bus routes, and quick access to the M27.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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