





Stanford Estate Agents are delighted to offer this beautifully presented throughout, five bedroom, detached house in the highly desirable location of Barbe Baker Avenue, West End. This spacious property boasts five double bedrooms, en suite to 18ft master bedroom, 17ft sitting room, separate dining room, 16ft kitchen/breakfast room, family room, stunning and stylish five piece bathroom, driveway parking and a double garage. Please call now to avoid disappointment.

**Directions**

**Entrance Hall:**  
Coved to smooth, plaster ceiling with inset spotlights, doors leading to the sitting room, dining room, kitchen/breakfast room and downstairs cloakroom, various power points with the room being laid to tiled flooring with underfloor heating.

**Sitting Room: (17'4" x 11'10")**  
Coved to smooth plaster ceiling with inset spotlights, double glazed windows to front aspect, gas feature fireplace with marble surround and mantle over, two radiators, doors, leading to the dining room, television and various power points with the room being laid to wood effect flooring with underfloor heating.

**Dining Room: (10'10" x 10'10").**  
Coved to smooth plaster ceiling with inset spotlights, triple glazed French doors leading to the rear garden, radiator, various power points with the room being laid to wood effect flooring.

**Kitchen/Breakfast Room: (16'8" x 7'9").**  
A beautifully presented modern kitchen with a smooth plaster ceiling, inset spotlights, double glazed windows to rear aspect, opening leading to the family room, door leading to the utility room, tiling to principal areas, fitted with a range of matching wall and base level units with contrasting worktops, composite sink and drainer with swan, neck mixer tap over, integrated fridge/freezer, space and plumbing for a dishwasher and range cooker with extractor over. The room has been laid to tiled flooring with underfloor heating.

**Family Room: (16'7" x 9'5")**  
Coved to smooth plaster ceiling, double glazed windows and sliding doors leading to the rear garden, radiator, television, and various power points with the room, being laid to tiled flooring with underfloor heating.

**Utility Room:**  
Coved to smooth plaster ceiling, doors leading to the double garage and rear garden, tiling to principal areas, radiator, space and plumbing for a washing machine, tumble dryer and American style fridge/freezer with the room being laid to tiled flooring.

**Cloakroom:**  
Coved to smooth plaster ceiling, floor to ceiling tiling, radiator, pedestal wash, hand basin and low-level WC with the room being laid to tiled flooring.

**First Floor Landing:**  
Smooth, plaster, ceiling with inset spotlights, access to loft via loft hatch, airing cupboard, doors leading to all bedrooms and family bathroom with the room being laid to carpet.

**Master Bedroom: (18'1" x 11'4").**  
Smooth plaster ceiling, double glazed windows to front aspect, doors, leading to the en suite and walk in wardrobe, two radiators,

storage cupboard, various power points with the room being laid to carpet.

**En Suite:**  
Smooth plaster ceiling, floor to ceiling tiling, obscure double glazed window to side aspect, fitted with a suite comprising walk in shower, pedestal wash hand basin, low-level WC and chrome heated towel rail with the room being laid to tiled flooring.

**Bedroom Two (13'0" x 9'0").**  
Smooth plaster ceiling, double glazed windows to front aspect, two built in wardrobes, radiator, various power points with the room being laid to carpet.

**Bedroom Three: (11'4" x 10'7")**  
Smooth, plaster ceiling, double glazed windows to rear aspect, built in wardrobes, radiator, various power points with the room being laid to carpet.

**Bedroom Four: (10'8" x 9'8").**  
Smooth plaster ceiling, double glazed windows to rear aspect, built in wardrobes, radiator, various power points with the room being laid to carpet.

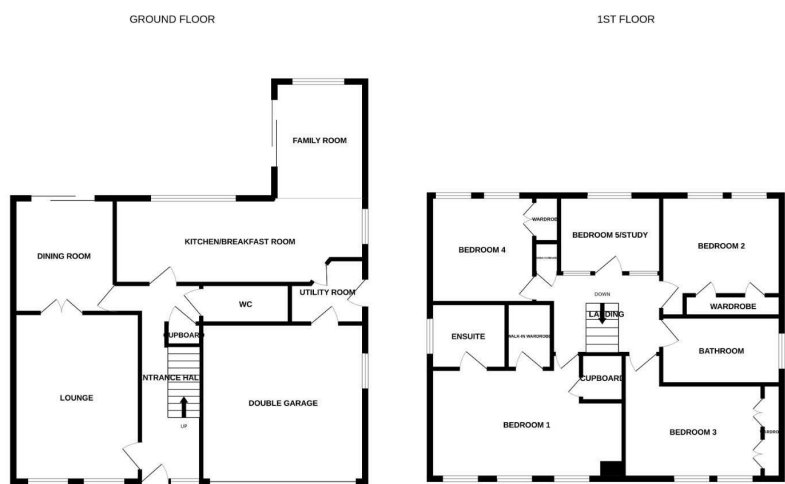
**Bedroom Five/Study (9'5" x 7'6")**  
Smooth plaster ceiling, double glazed window to rear aspect, radiator, various power points with the room being laid to carpet.

**Family Bathroom (11'3" x 6'5")**  
A stunning and stylish modern fitted bathroom with a smooth plaster ceiling, inset spotlights, floor to ceiling tiling, fitted with a suite, comprising of a walk in double shower, panel enclosed jet spa bath with shower attachment over, 'his and hers' vanity wash hand basins, low level WC, bidet, and chrome heated towel rail with the room being laid to tiled flooring.

**Front Garden:**  
Mainly laid to lawn with attractive shrub and hedgerow borders, driveway parking for two vehicles, pathway leading to the double garage and front door and pedestrian gated side access.

**Rear Garden:**  
This good sized, private and enclosed southerly facing rear garden has been mainly laid to lawn with mature shrub and hedgerow borders, there is a paved seating and entertaining area and a pathway leading to the gated pedestrian side access.

**OTHER INFORMATION:**  
LOCAL COUNCIL: Eastleigh Borough Council  
COUNCIL TAX BAND: F  
SELLERS POSITION: Looking To Purchase A Property  
INFANT/JUNIOR SCHOOL: St James C Of E Primary School  
SECONDARY SCHOOL: Wildern School



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of all rooms, 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 are not tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaphor (2022)

Energy Efficiency Rating	
Current	Potential
(92 plus) <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>	

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
(92 plus) <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>	

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on request. All loans secured on property, life assurance is usually required. This can be emailed on request.