



Stanford Estate Agents are delighted to present this impressive & spacious four bedroom detached house in West End. The property boasts an en suite to the master bedroom, cloakroom, utility room, lounge, dining room, family room, garage & driveway parking. An internal viewing is highly recommended.

**Directions**

**ENTRANCE HALL:**

Textured ceiling, stairs to first floor landing, radiator.

**CLOAKROOM:**

Textured ceiling, low level WC, wash hand basin, radiator.

**LOUNGE:** (18'7" x 14'4")

Coved & textured ceiling, double glazed bay window to front aspect, radiator, television point, telephone point.

**DINING ROOM:** (14'4" x 9'10")

Coved & textured ceiling, radiator, double glazed French style doors to rear aspect leading to the conservatory.

**CONSERVATORY:** (12'9" x 11'4")

Brick & double glazed construction, double glazed doors leading out to the rear garden.

**FAMILY ROOM:** (16'10" X 8'2")

Textured ceiling, double glazed window to front aspect, radiator, door leading to the garage.

**KITCHEN:** (11'1" x 9'10")

Textured ceiling, double glazed window to rear aspect, a range of wall mounted & base level units, roll top work surfaces, space for a range style cooker with extractor hood above, space for a fridge/freezer, space & plumbing for a dishwasher, sink & drainer with mixer tap above, tiling to principal areas, breakfast bar.

**BREAKFAST ROOM:**

Textured ceiling, double glazed window to rear aspect, double glazed door to rear aspect leading out to the rear garden.

**UTILITY ROOM:** (8'2" x 5'5")

Textured ceiling, double glazed window to side aspect, base level units, roll top work surfaces, space & plumbing for a washing machine, space for a tumble dryer.

**FIRST FLOOR LANDING:**

Textured ceiling, loft hatch, airing cupboard.

**BEDROOM 1:** (17'5" x 11'6")

Textured ceiling, two double glazed windows to rear aspect, radiator.

**EN SUITE:**

Textured ceiling, obscure double glazed window to side aspect, fully tiled shower cubicle, low level WC, wash hand basin, part tiled walls.

**BEDROOM 2:** (12'1" x 11'11")

Textured ceiling, double glazed window to front aspect, radiator, wood laminate flooring, built in wardrobe.

**BEDROOM 3:** (11'6" x 8'9")

Textured ceiling, double glazed window to front aspect, radiator, built in storage cupboard.

**BEDROOM 4:** (14'8" x 8'4")

Textured ceiling, double glazed window to rear aspect, radiator, built in wardrobe.

**FAMILY BATHROOM:**

Textured ceiling, obscure double glazed window to side aspect, roll top bath with shower attachment, low level WC, pedestal wash hand basin, heated towel rail.

**FRONT GARDEN:**

Laid to lawn with block paved driveway providing off road parking for two cars.

**GARAGE:**

Single garage with an up & over door with power & light.

**REAR GARDEN:**

The secluded rear garden back onto woodlands & is enclosed by wood panelled fencing. The rear garden is mainly laid to shingle/paving slabs with side access via a gate.

**OTHER INFORMATION:**

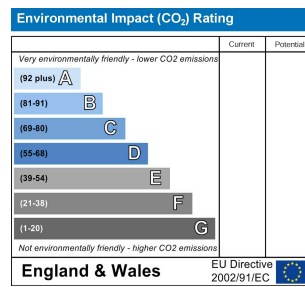
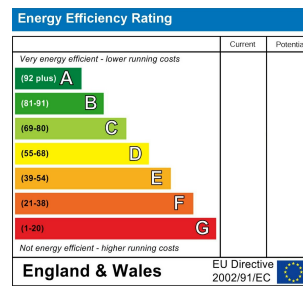
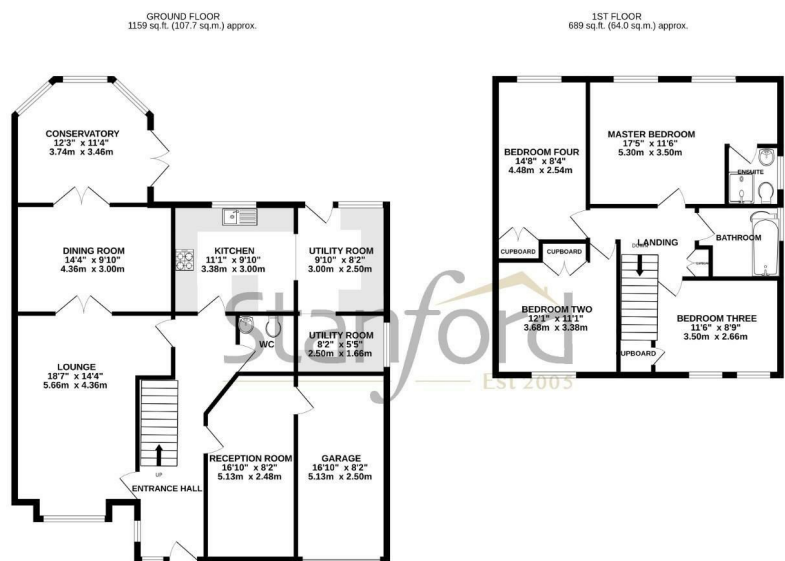
LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band F

SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: Townhill Infant School/Townhill Junior School

SECONDARY SCHOOL: Bitterne Park School



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.