



Stanford Estate Agents are delighted to offer this beautifully presented throughout, three bedroom, semi detached bungalow in the sought after location of West End. This spacious and very stylish home boasts three double bedrooms, a fabulous open plan living area, stunning kitchen with integral appliances, bi fold doors, four piece family bathroom and a cloakroom. This simply stunning home is situated on a good sized corner plot and has a very well presented south easterly facing rear garden, ample driveway parking and a garage. An early viewing is recommended to avoid disappointment.

**Directions**

**Entrance Hall:**  
Smooth plaster ceiling, inset spotlights, doors leading to all three bedrooms and family bathroom, storage cupboard, opening leading to open plan living area, vertical space saving radiator, various power points with the room being laid to wood effect flooring.

**Open Plan Living Area: (25'11" x 10'11")**  
A stunning, light and airy open plan living area with a smooth plaster ceiling, inset spotlights, feature lantern skylight, double glazed windows and bi fold doors leading to the south easterly facing rear garden, two vertical space saving radiators, television and various power points. Fitted with a stylish range of wall and base level units with contrasting worktops, stainless steel sink and drainer with swan neck mixer tap over, integrated appliances consisting of an electric oven and four ring gas hob with extractor over, fridge/freezer, washing machine and dishwasher with the room being laid to tiled flooring.

**Master Bedroom: (12'10" x 11'1")**  
Smooth plaster ceiling, double glazed window to front aspect, storage cupboard, radiator, television and various power points with the room being laid to wood effect flooring.

**Bedroom Two: (10'10" x 10'6")**  
Smooth plaster ceiling, double glazed window to front aspect, radiator, various power points with the room being laid to wood effect flooring.

**Bedroom Three: (11'1" x 10'10")**  
Smooth plaster ceiling, double glazed window to side aspect, radiator, various power points with the room being laid to wood effect flooring.

**Family Bathroom: (9'6" x 6'8")**  
This stunning and stylish modern four piece bathroom has a smooth plaster ceiling, inset spotlights, feature skylights, floor to ceiling tiling, suite comprising large walk in shower enclosure, freestanding bath with centre mixer taps, vanity wash hand basin with cupboards below, low-level WC and chrome heated towel rail with the

room being laid to tiled flooring.

**Loft Room: (15'8" x 10'2")**  
Smooth plaster ceiling, inset spotlights, two double glazed Velux windows, door leading to cloakroom, eaves storage, various power points with the room being lead to wood affect flooring.

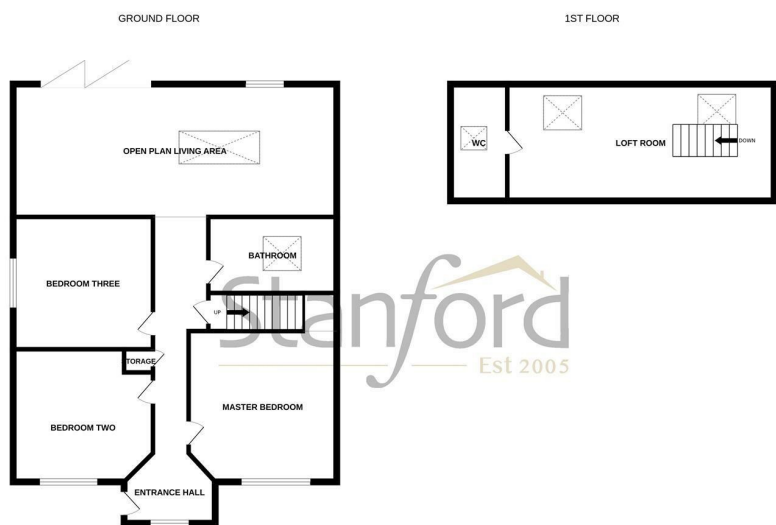
**Cloakroom:**  
Smooth plaster ceiling, double glazed Velux window, tiling to principal areas, vanity wash hand basin with cupboard below and low-level WC with the room being laid to wood effect flooring.

**Front Garden:**  
Mainly laid to attractive shingle providing off-road parking for 3-4 vehicles with a pathway leading to the front door.

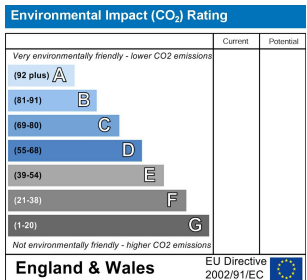
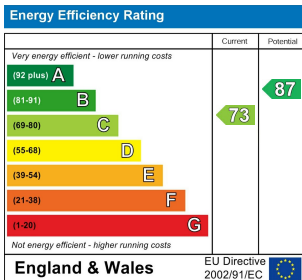
**Rear Garden:**  
This beautiful south easterly facing rear garden is situated on a generous corner plot and has been mainly laid to lawn with a paved and attractive shingled seating areas with a pathway leading to the garage and the gated pedestrian side access.

**Garage:**  
Located to the rear of the property with barn style doors.

**Other Information:**  
Local Council: Eastleigh Borough Council  
Council Tax Band: C  
Sellers Position:: Vendor has found a property to buy  
Primary School: St James Infant/Junior School  
Secondary School: Wildern School



While every attempt has been made to ensure the accuracy of the floorplan 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 guidance 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 Hectag 12/2021



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.