



Mountain Ash, Tilden Road - £330,000

Stanford  
Est 2005





# 23 Mountain Ash, Tilden Road, Compton, Winchester, SO21 2DW

**Guide Price £330,000**

Stanford Estate Agents are delighted to offer for sale, this lovely three bedroom townhouse, ideally situated in this highly sought after cul-de-sac in Compton which is within short walking distance of local schools, shops and amenities. This fantastic property offers spacious and versatile accommodation including a 20ft lounge/diner, a fitted kitchen, a modern upstairs family bathroom, downstairs cloakroom and an en suite shower room to the main bedroom. Benefits include a well maintained private rear garden and allocated parking. This property is a truly wonderful family home and internal viewings are strongly recommended to avoid disappointment.

**Entrance Hall:**  
Stairs to first floor landing, wood flooring, radiator, doors to lounge/diner, kitchen and cloakroom

**Cloakroom:**  
Low level WC, wash hand basin, part tiled walls.

**Lounge/Diner: (20'4" x 11'10") -**  
Double glazed window to front aspect, wood flooring, double radiator.

**Kitchen: (14'1" x 12'7") -**  
Double glazed window to rear aspect, fitted with a range of wall and base level units with rolled edge worksurfaces, electric hob and oven with stainless steel extractor hood and lighting, integrated dishwasher, fridge/freezer and washing machine, part tiled walls, ceiling downlighters and tiled flooring.

**First Floor Landing:**  
Stairs up to second floor, doors to bedrooms and family bathroom.

**Bedroom Two: (15'10" x 10'7")**  
Double glazed window to front aspect, double radiator, space for wardrobe.

**Bedroom Three: (10'11" x 7'7")**  
Double glazed window to front aspect, radiator.

**Family Bathroom:**  
Panel enclosed bath with shower over, low level WC, hand wash basin, heated towel rail, part tiled walls, tiled flooring and ceiling downlighters.

**Second Floor Landing:**  
Airing cupboard, door to bedroom one.

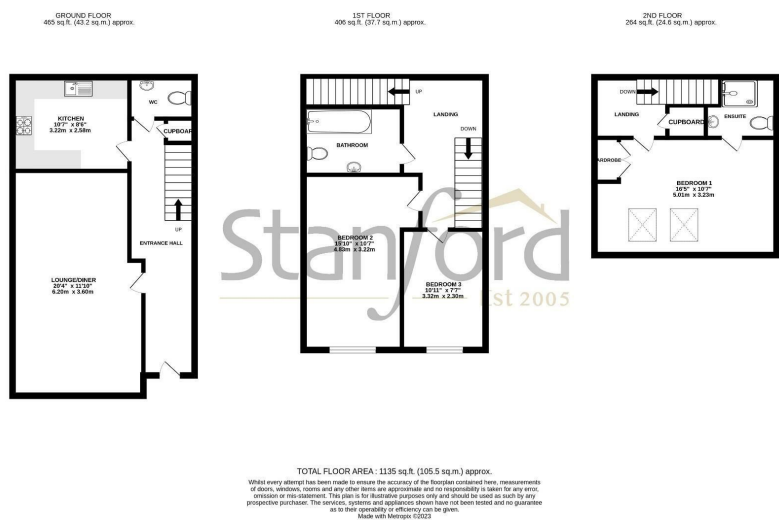
**Bedroom One: (16'5" x 10'7")**  
Two Velux windows to front aspect, double radiator, access to loft space, walk in wardrobe, door to the en suite.

**En Suite Shower Room:**  
Walk in shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, heated towel rail and ceiling downlighters.

**Front :**  
Allocated parking space plus visitor parking.

**Garden:**  
Secluded courtyard style garden with a paved seating and entertaining space, storage shed, panel fence surround with shrub borders and rear access gate.

**Other Information:**  
Local Council: Winchester City Council  
Council Tax Band: C  
Infant/Junior School: Compton All Saints Ce Primary School  
Secondary School: Kings School



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	89		

**Energy Efficiency Rating Legend:**  
 A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (13-38), G (1-28)  
 Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (13-38), G (1-28)  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

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**Tel:** 023 8064 7272  
**Email:** eastleigh@stanfordestateagents.co.uk  
**Address:** 23High Street, Eastleigh, SO50 5LF



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