



Stanford Estate Agents are delighted to offer this spacious, four bedroom, detached family home in the sought after location of West End. Offering four reception rooms, a modern fitted kitchen, downstairs cloakroom, 14ft master bedroom, stylish family bathroom, a lovely enclosed south easterly facing rear garden and driveway parking for 2-3 vehicles.

Directions

Entrance Hall:
Openings leading to sitting room and kitchen, door leading to downstairs cloakroom, stairs leading to the first floor landing, various power points with the room being laid to wood effect laminate flooring.

Sitting Room: (13'0" x 12'9")
Smooth plaster ceiling, French doors leading to the dining room, double glazed bay window to front aspect, radiator, television and various power points with the room being laid to wood effect laminate flooring.

Kitchen: (12'4" x 9'5")
Smooth plaster ceiling, tiling to principal areas, double glazed window and door leading to the rear garden, fitted with a range of matching wall and base level units with rolled edge worktops, sink and drainer with mixer tap over, integrated appliances consisting of an electric oven and four ring gas hob, space and plumbing for a washing machine, tumble dryer and tall standing fridge/freezer with the room being laid to wood effect laminate flooring.

Dining Room: (12'5" x 9'5")
Door leading to family room, double glazed sliding doors leading to the rear garden, radiator, various power points with the room being laid to wood effect laminate flooring.

Family Room: (15'11" x 8'7")
Double glazed window and French doors leading to the rear garden, doors leading to utility space and study, radiator, various power points with the room being laid to carpet.

Study: (8'5" x 7'0")
Double glazed window to front aspect, electric heater, various power points with the room being laid to carpet.

Cloakroom:
Extractor fan, tiling to principal areas, radiator, vanity wash hand basin and low-level WC with the room being laid to tiled flooring

Master Bedroom (14'8" x 9'9")
Double glazed window to front aspect, radiator, various power points with the room being laid to carpet.

Bedroom Two: (10'5" x 9'9")

Double glazed window to rear aspect, radiator, various power points with the room being laid to carpet.

Bedroom Three: (9'1" x 6'2")
Double glazed window to rear aspect, radiator, various power points with the room being laid to carpet.

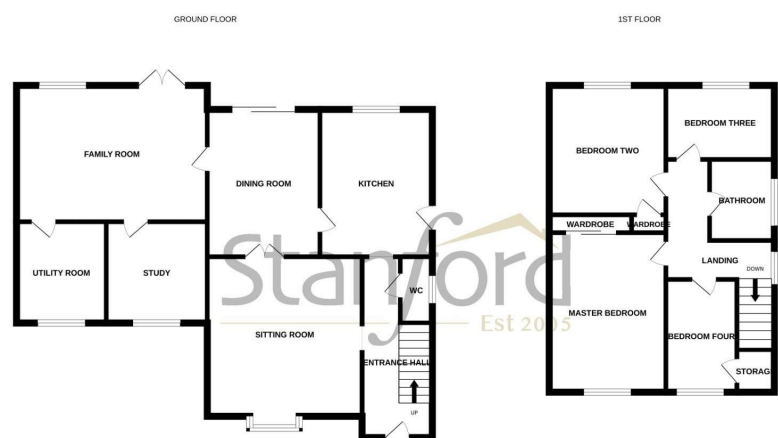
Bedroom Four: (8'9" x 5'9")
Double glazed window to front aspect, radiator, various power points with the room being laid to wood effect laminate flooring.

Family Bathroom:
Inset spotlights, obscure double glazed window to side aspect, floor to ceiling tiling, a suite comprising panel enclosed bath with shower over, vanity wash and basin, low-level WC and chrome heated towel rail with the room being laid to tiled flooring.

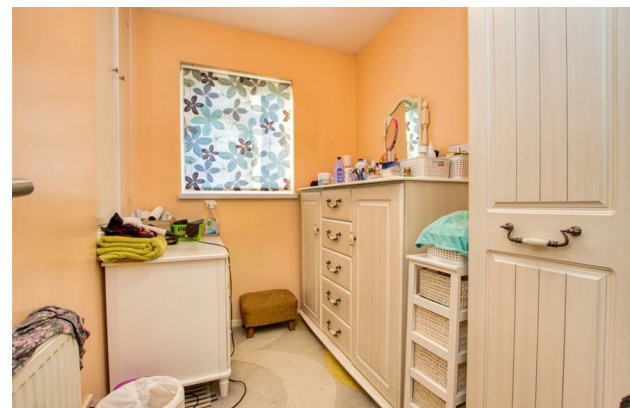
Front Garden:
Mainly laid to lawn with a pathway leading to the front door and driveway which provides off-road parking for 2 to 3 vehicles.

Rear Garden:
Private and enclosed south-easterly facing rear garden which has been mainly laid to lawn with mature shrub and hedgerow borders. There is also a paved patio seating/entertaining area and a pathway leading to the gated pedestrian side access.

Other information:
Local Council: Eastleigh Borough Council
Council Tax Band: D
Sellers Position: Looking To Purchase A Property



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, 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 on such by any prospective purchaser. The symbols, systems and appliances shown here are not intended and no guarantee is given for their operation or fitness for use. Made with Hoxpax 1.0/2.0



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ 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.