



5 Hickory Gardens, West End, Southampton, SO30 3RN

Guide Price £725,000

Stanford Estate Agents are delighted to offer for sale this wonderful seven double bedroom, double fronted, detached family home, ideally situated on a good sized plot in this highly sought after location in West End. This fantastic property offers spacious and versatile accommodation including three good sized reception rooms, a 15ft kitchen/breakfast room, utility room, two en suite shower rooms, fitted family bathrooms and a downstairs cloakroom. Benefits include a generous sized secluded rear garden, a double garage and driveway off road parking. The second floor accommodation could potentially be used as annexe style living space. A truly wonderful family home which must be viewed to appreciate the size and accommodation offered. Internal viewings are strongly recommended to avoid disappointment.

Entrance Hall:
Stairs to first floor landing, radiator, doors to lounge, dining room, study, kitchen/breakfast room and cloakroom

Cloakroom:
Obscure double glazed window to front aspect, low level WC, wash hand basin,

Lounge: (22'7" x 11'8")
Double glazed window to front and side aspect, double glazed patio sliding doors to rear aspect, double radiators, door to dining room.

Dining Room: (11'9" x 9'6")
Double glazed patio sliding doors to rear aspect, radiator, door to hall.

Study: (12'8" x 6'4")
Double glazed windows to front aspect, radiator.

Kitchen/Breakfast Room (15'11" x 12'5")
Double glazed window to rear aspect fitted with a range of wall and base level units with contrasting worksurfaces, gas hob with extractor over, double electric ovens, sink and drainer, space and plumbing for a dishwasher, space for an American style fridge/freezer, part tiled walls, tiled flooring, ceiling down lighters, door to utility room.

Utility Room:
Door to rear aspect, roll top worksurfaces with stainless steel sink drainer, space and plumbing for a washing machine, space for a tumble dryer.

First Floor Landing:
Stairs to second floor landing, fitted cupboard, doors to bedrooms and family bathroom.

Master Bedroom: (15'7" x 12'4")
Double glazed windows to front aspect, radiator, built in wardrobes fitted wardrobes and fitted dressing tables/drawers, door to dressing room.

Dressing Room:
Double glazed window to rear aspect, built in wardrobes and fitted dressing tables/drawers, radiator.

En Suite Shower Room:
Walk in shower enclosure, low level WC, vanity wash hand basin with cupboards below, tiled walls.

Bedroom Two: (16'8" x 16'5")
Dual aspect double glazed windows, radiator, door to guest en suite.

Guest En Suite Shower Room:
Shower cubicle, low level WC, wash hand basin

Bedroom Three: (12'1" x 10'4")
Double glazed windows to front aspect, built in wardrobes and fitted dressing tables/drawers, radiator.

Bedroom Four: (10'4" x 8'11")

Double glazed window to rear aspect, radiator.

Bedroom Five: (10'3" x 7'2")
Double glazed window to front aspect, radiator.

Family Bathroom:
Obscure double glazed window to rear aspect, four piece suite comprising panel enclosed bath, walk in shower, low level WC, pedestal wash hand basin, part tiled walls.

Second Floor Landing:
Doors to bedrooms and bathroom.

Bedroom Six: (16'6" x 12'2")
Dual aspect double glazed windows, built in wardrobes and fitted dressing tables/drawers, radiator.

Bedroom Seven: (14'2" x 12'6")
Dual aspect double glazed windows, radiator

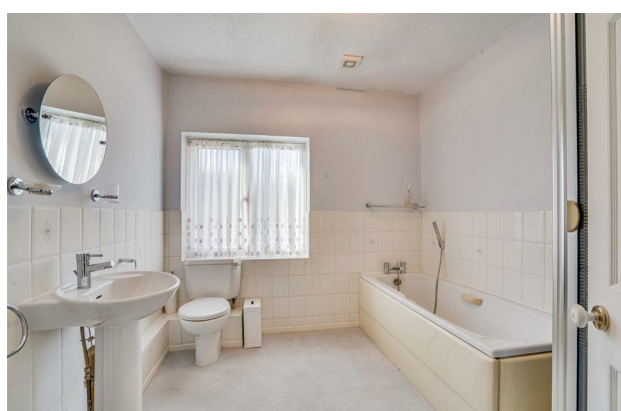
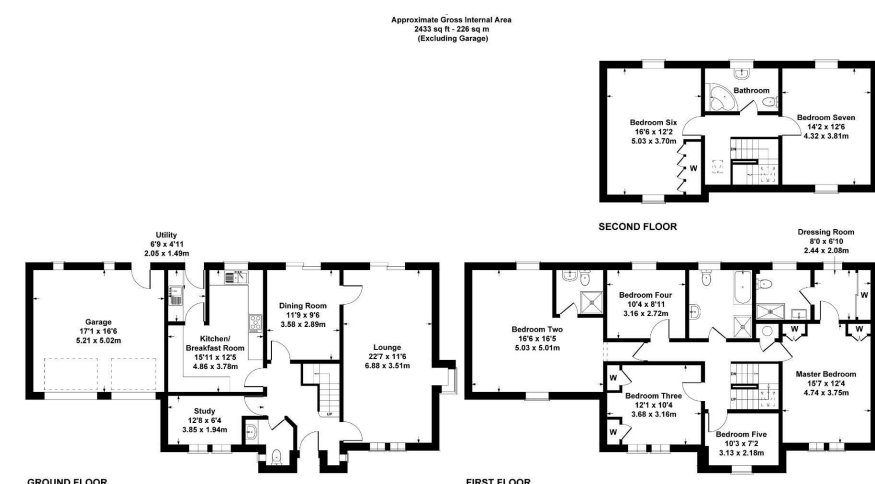
Bathroom:
Double glazed window to rear aspect, suite comprising corner bath with shower attachment, low level WC, wash hand basin,

Front Garden:
Laid to lawn with mature shrub borders, steps leading to the front door, driveway providing off road parking in front of the garage.

Double Garage: (17'1" x 16'6")
Two electrically operated garage doors, power and lighting connected and windows to rear aspect.

Rear Garden:
Secluded corner plot garden, mainly laid to lawn with panelled fence surround and brick built wall to the rear. There is a patio seating and entertaining area, side access gate and a personal door door to the double garage.

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: F
Local Primary School: St James C Of E Primary School
Secondary School: Wildern School
Viewing: By Appointment



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