



Stanford Estate Agents are delighted to present this stunning & spacious four bedroom detached house in Botley. The property boasts an en suite to the master bedroom, cloakroom, 29ft kitchen/family/breakfast room, garage & driveway parking. An internal viewing is very highly recommended.

Directions

ENTRANCE HALL/STUDY AREA:

Smooth plaster ceiling, radiator, stairs to first floor landing, under stairs storage cupboard, telephone point, double glazed window to front aspect.

CLOAKROOM:

Smooth plaster ceiling, extractor fan, low level WC, wash hand basin, tiling to principle area.

LOUNGE: (13'4" x 10'6")

Smooth plaster ceiling, double glazed window to front aspect, radiator, television point, telephone point.

KITCHEN/FAMILY/BREAKFAST ROOM: (29'3" x 14'3")

Smooth plaster ceiling inset down lighting. double glazed door to side aspect, two double glazed windows to rear aspect, double glazed French style doors to rear aspect leading out to the rear garden, two radiators, television point & telephone point. Fitted with a stylish range of wall mounted & base level units with contrasting work surfaces, sink & drainer with mixer tap above, tiling to principal areas, built in gas hob & electric oven with extractor hood above, built in appliances comprising washing machine, dishwasher and fridge/freezer.

FIRST FLOOR LANDING:

Smooth plaster ceiling, feature double glazed window to front aspect, loft hatch, airing cupboard, radiator.

BEDROOM 1: (13'0" x 10'8")

Smooth plaster ceiling, double glazed window to rear aspect, radiator, television point, telephone point.

EN SUITE:

Smooth plaster ceiling, obscure double glazed window to rear aspect, inset down lighting, heated towel rail, fully tiled double shower, low level WC, wash hand basin, extractor fan, shaver point.

BEDROOM 2: (13'3" x 7'7")

Smooth plaster ceiling, double glazed window to rear aspect, radiator.

BEDROOM 3: (11'2" x 9'4")

Smooth plaster ceiling, double glazed window to front aspect, radiator.

BEDROOM 4: (10'8" x 10'1")

Smooth plaster ceiling, double glazed window to front aspect, radiator.

FAMILY BATHROOM: (7'0" x 6'4")

Smooth plaster ceiling, extractor fan, part tiled walls, heated towel rail, panel enclosed bath with shower above, low level WC, wash hand basin, shaver point.

FRONT GARDEN:

Laid to lawn with a path leading to the front door. There is also a tarmac driveway providing off road parking for two cars.

GARAGE:

The single garage has an up & over door with power & light.

REAR GARDEN:

The larger than average enclosed rear garden is mainly laid to lawn with a patio seating area. There is also side access via a gate..

OTHER INFORMATION:

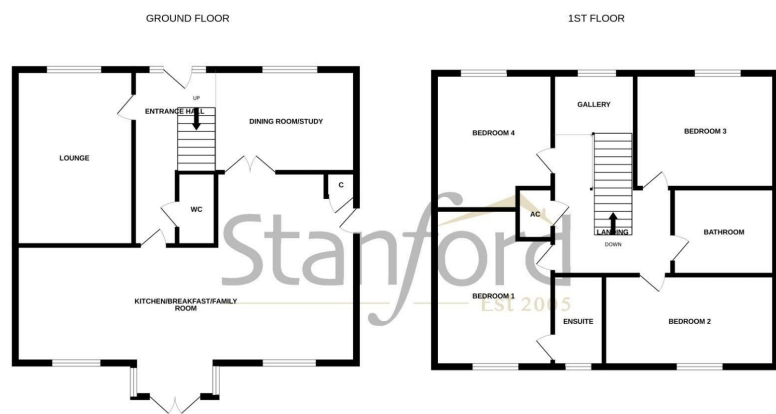
LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band F

SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: Boorley Park Primary School

SECONDARY SCHOOL: Deer Park/Wildern School



Whilst 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 misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro 10/2015



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO ₂ emissions (81-91) A (69-80) B (55-68) C (39-54) D (21-38) E (1-20) F Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		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.