



Wildern Lane - £485,000

Stanford
Est 2005



35 Wildern Lane, Hedge End, Southampton, SO30 4EE

Offers In Excess Of

£195,000

Stanford Estate Agents are delighted to present this impressive & deceptively spacious four bedroom detached chalet bungalow in the heart of Hedge End Village. The property is immaculately presented throughout & boasts an ensuite to the master bedroom & a 29ft x 26ft kitchen/dining/family room.

ENTRANCE HALL:

Smooth plaster ceiling, inset down lighting, built in storage cupboard.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM: (29'9" x 23'6")

Smooth plaster ceiling, inset down lighting, double glazed window to side aspect, two double glazed windows to rear aspect, double glazed bi-folding doors to rear aspect leading out to the rear garden, television point, wood flooring, a range of wall mounted & base level units, roll top work surfaces, built in double electric oven with electric induction hob with extractor hood above, stainless steel sink & drainer with mixer tap above, built in dishwasher, built in fridge/freezer, under floor heating, built in microwave.

UTILITY ROOM: (7'2" x 5'1")

Smooth plaster ceiling, obscure double glazed window to side aspect, roll top work surfaces, base level units, stainless steel sink & drainer with mixer tap above, space & plumbing for a washing machine, space for a tumble dryer, under floor heating.

CLOAKROOM:

Smooth plaster ceiling, inset down lighting, extractor fan, low level WC, wash hand basin with storage cupboard below, tiling to principle areas.

BEDROOM 2: (14'1" x 10'1")

Smooth plaster ceiling, double glazed bay window to front aspect, under floor heating.

EN SUITE/STORAGE:

Currently used for storage but has the relevant plumbing to install an ensuite with a smooth plaster ceiling & an obscure double glazed window to side aspect.

BEDROOM 3: (14'3" x 9'11")

Smooth plaster ceiling, double glazed bay window to front aspect, under floor heating.

FIRST FLOOR LANDING:

Smooth plaster ceiling, Velux window to side aspect with external electric solar blackout blind, heat reduction and sound proofing.

BEDROOM 1: (18'11" x 15'6")

Smooth plaster ceiling, three Velux windows to side aspect, double glazed window to rear aspect, radiator, eaves storage, dressing area with shelving & ample hanging space leading to the en suite.

EN SUITE:

Smooth plaster ceiling, inset down lighting, obscure double glazed window to side aspect, heated towel rail, double shower, low level WC, wash hand basin with storage cupboard below.

BEDROOM 4: (11'11" x 11'10")

Smooth plaster ceiling, Velux window to front aspect with external electric solar blackout blind, heat reduction and sound proofing, radiator.

FAMILY BATHROOM: (6'7" x 5'10")

Smooth plaster ceiling, inset down lighting, obscure double glazed window to side aspect, heated towel rail, panel enclosed bath with shower above, low level WC, wash hand basin with storage cupboard below, part tiled walls.

FRONT GARDEN:

The front garden has been mainly laid to shingle/stone & provides driveway parking for several vehicles, secure gate leading to the detached garage.

DETACHED GARAGE:

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

REAR GARDEN:

The secluded & south westerly facing rear garden is enclosed & is mainly laid to lawn with a patio area. There is also side access & an artificial grass/play area.

OTHER INFORMATION:

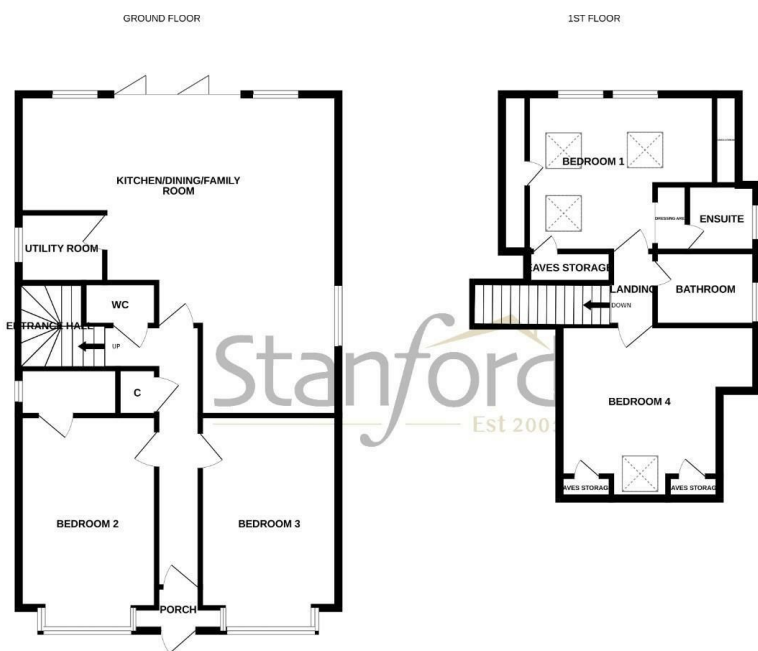
LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band D

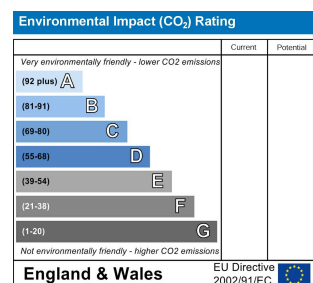
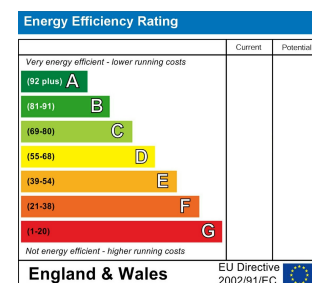
SELLERS POSITION: Looking To Purchase A Property

INFANT/JUNIOR SCHOOL: Shamblehurst Primary School

SECONDARY SCHOOL: Wildern School



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, walls 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 such by any prospective purchaser. The vendor, agent and any other person has not been tested and no guarantee as to their condition or efficiency can be given. More info: 0232 202020



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