



Stanford Estate Agents are delighted to offer for sale this three double bedroom, detached family home, ideally situated in this highly sought after cul-de-sac. This fantastic property offers spacious accommodation including two reception rooms, a fitted kitchen, conservatory, upstairs family bathroom and a downstairs cloakroom. Benefits include a good sized secluded rear garden, a garage and off road parking. This property would make a perfect family home and is offered with no forward chain. Internal viewings are strongly recommended to avoid disappointment.

Directions

Porch:

Entrance Hall:
Double glazed window to side aspect, stairs to first floor landing, door to lounge and kitchen, radiator, under stairs cupboard.

Cloakroom:
Double glazed window to side aspect, low level WC, wash hand basin.

Lounge: (15'9" x 11'10")
Double glazed window to front aspect, double radiator, electric fireplace.

Dining Room: (12'5" x 9'5")
Double glazed window to rear aspect, double radiator, door to kitchen.

Kitchen: (12'5" x 8'10")
Double glazed window to side aspect, a range of wall and base level units with rolled edge worksurfaces, built in gas hob and electric oven, stainless steel sink drainer, space for a fridge freezer, part tiled walls, door to conservatory.

Conservatory: (18'3" x 10'1")
Brick and uPVC double glazed construction, double radiator, shower cubicle, door to side aspect.

First Floor Landing:
Double glazed window to side aspect, airing cupboard, doors to bedrooms and family bathroom

Master Bedroom: (15'9" x 10'7")
Double glazed window to front aspect, double radiator, built in wardrobes.

Bedroom Two: (12'5" x 12'4")
Double glazed window to rear aspect, double radiator.

Bedroom Three: (11'11" x 7'0")
Double glazed window to front aspect, double radiator.

Family Bathroom:
Double glazed window to rear aspect, suite comprising panel enclosed bath with shower attachment, vanity wash hand basin with cupboard below, tiled walls, radiator.

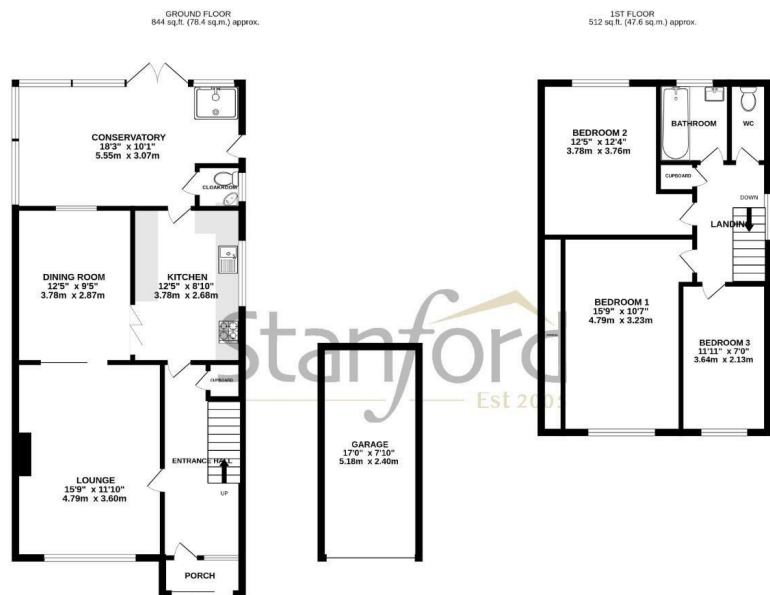
Separate WC:
Low level WC.

Front Garden:
Path leading to front door, mainly laid to lawn, driveway providing off road parking.

Rear Garden:
Patio area providing seating and entertaining space, mainly laid to lawn with mature shrub borders backing and onto woodlands, panel fence surround, storage shed and greenhouse. This property offers scope to extend (STPP)

Garage: (17'0 x 7'10")
Metal up and over door, parking in front.

Other Information:
Local Council: Southampton City Council
Council Tax Band: D
Sellers Position: No Forward Chain
Local Primary School: Moorlands Primary School
Secondary School: Bitterne Park School



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
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	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
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.