

39 Ullswater Avenue, West End, Southampton, SO18 3QS

Asking Price £525,000

Stanford Estate Agents are delighted to offer for sale this lovely, four double bedroom, detached family home, ideally situated in this highly sought after location. This fantastic property offers spacious and versatile accommodation including three reception rooms, a study, fitted kitchen/diner and utility room. There is a modern upstairs family bathroom, a downstairs cloakroom and en suite to the master bedroom. Benefits include a good sized secluded rear garden, garage and off road parking to the front. This property is offered with the convenience of no onward chain and internal viewings are strongly recommended to avoid disappointment.

Entrance Hall:
Stairs to first floor landing, double radiator, door to living room, kitchen/diner and cloakroom.

Cloakroom:
Low level WC, wash hand basin, double glazed window to front aspect.

Living Room: (18'4" x 13'6" - Double glazed windows to front and side aspect, double radiator, brick built fireplace, coved ceiling, double doors through to dining room

Dining Room 13'6" x 11'2"
Double glazed patio sliding doors to rear aspect, double radiator, door to kitchen/diner.

Kitchen/Diner: (17'7" x 12'9")
Double glazed window to rear aspect, tiling to principal areas, fitted with a range of wall and base level units with rolled edge worksurfaces, sink and drainer with mixer tap over, gas hob and double electric oven with extractor hood over, built in dishwasher, radiator, ceiling downlighters, door to family room.

Utility Room: (8'0" x 6'4")
Wall and base level units with roll edge worksurfaces, stainless steel sink and drainer, space and plumbing for a washer dryer, door to garage.

Study: (8'5" x 5'4")
Double glazed window to side aspect, radiator.

Family Room: (13'10" x 8'5")
Dual aspect double glazed windows, double doors to rear aspect, double radiator.

First Floor Landing:
Doors to bedrooms and family bathroom.

Master Bedroom: (17'2" x 13'6")
Double glazed window to front aspect, double radiator, built in wardrobes, door to en suite.

En Suite Bathroom:
Obscure double glazed window to front aspect, part tiled walls, suite comprising panel enclosed bath with shower attachment, low level WC, wash hand basin, radiator.

Bedroom Two: (12'4" x 9'8")
Double glazed window to front aspect, double radiator.

Bedroom Three: (12'4" x 6'10")
Double glazed window to rear aspect, double radiator, built in wardrobes.

Bedroom Four: (12'4" x 6'9")
Double glazed window to rear aspect, radiator, built in wardrobes.

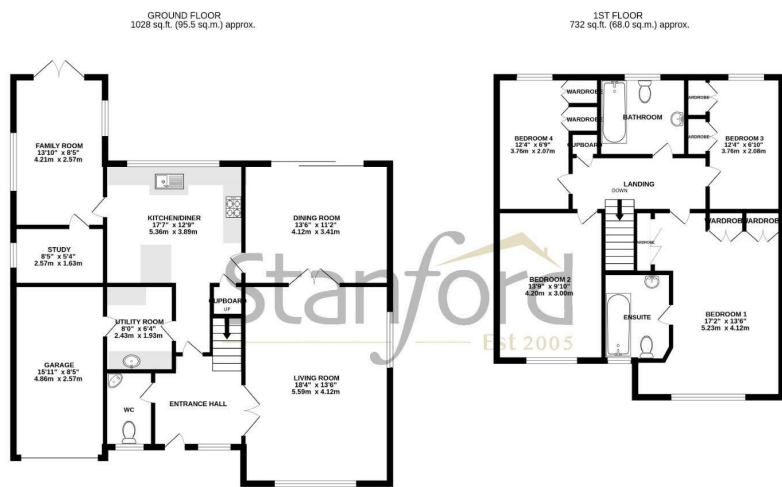
Family Bathroom:
Obscure double glazed window to rear aspect, suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low level WC, double radiator.

Front Garden:
Laid to lawn with a path leading to front door, ample driveway parking.

Garage: (15'11" x 8'5")
Metal up and over door, power and light, door to utility room.

Rear Garden:
Secluded garden, patio area providing seating and entertaining space, mainly laid to lawn with mature shrub borders, panel fence surround and brick built wall to one side, storage shed and side access gate. The property offers scope to extend (STPP)

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: F
Sellers Position: No Forward Chain
Local Primary School: Townhill Infant School/Townhill Junior School
Secondary School: Bitterne Park School



TOTAL FLOOR AREA - 1760 sq ft. (163.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in their quantity or efficiency can be given.
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