



Brookside Way - £325,000

Stanford
Est 2005



62 Brookside Way, West End, Southampton, SO30 3GZ

Asking Price £325,000

Stanford Estate Agents are delighted to offer for sale this lovely, three bedroom, family home, ideally situated in this highly sought after location. This fantastic property offers spacious accommodation including a 24ft family room, 16ft lounge, 19ft modern fitted kitchen/diner, a modern upstairs family bathroom and downstairs shower room. Benefits include a good sized secluded rear garden, garage and ample off road parking to the front. This property would make a perfect family home and internal viewings are strongly recommended to avoid disappointment.

Entrance Hall:
Stairs to first floor landing, understairs cupboard, wood flooring, double radiator, doors to other rooms.

Lounge: (16’7" x 12’3")
Wood flooring, double radiator, sliding doors to family room, double doors to kitchen.

Conservatory/Family Room: (24’7" x 11’7")-
Double glazed doors to rear aspect, double radiator, tiled flooring, double glazed windows to rear aspect, radiator

Kitchen/Diner: (19’3" x 9’7")
Double glazed window to front aspect, a range of modern wall and base level units with rolled edge worksurfaces, gas hob and electric oven with stainless steel extractor hood and lighting, space and plumbing for a washing machine, dishwasher and fridge freezer, stainless steel sink and drainer, tiled flooring, double radiator, sliding doors to family room.

Shower Room:
Obscure double glazed window to front aspect, modern suite comprising walk in shower cubicle, low level WC, wash hand basin, radiator, tiled walls and flooring

First Floor Landing:
Radiator, doors to bedrooms and family bathroom, double glazed window to front aspect.

Bedroom One: (15’4" x 8’10")
Double glazed window to rear aspect, double radiator, space for wardrobes, cupboard, wood laminate flooring.

Bedroom Two: (12’2! x 8’6")
Double glazed window to rear aspect, double radiator, space for wardrobes, wood laminate flooring.

Bedroom Three: (12’2" x 8’4")
Double glazed window to rear aspect, double radiator, wood laminate flooring

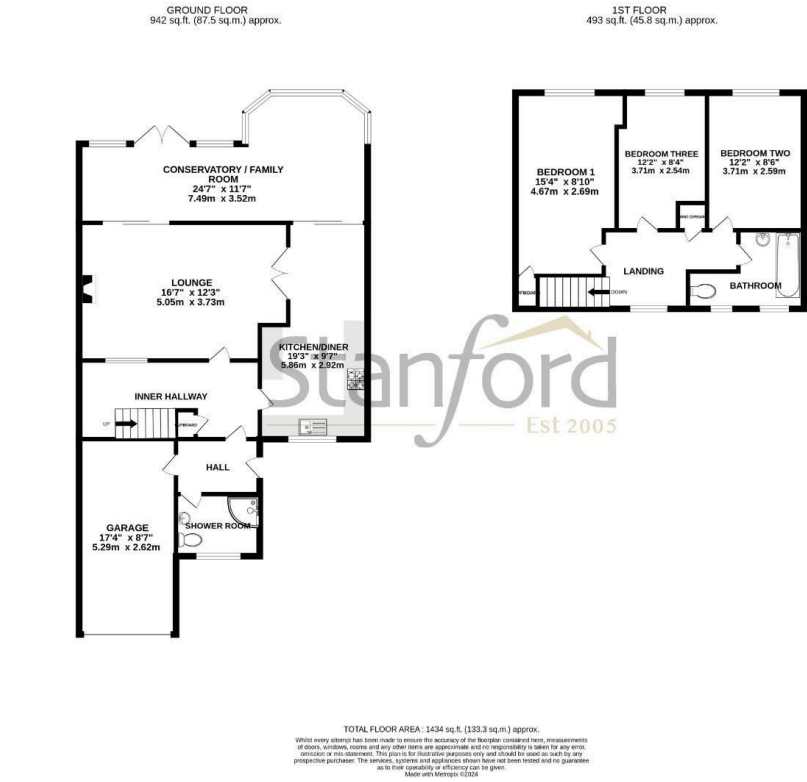
Family Bathroom:
Obscure double glazed windows to front aspect, suite comprising panel enclosed bath with shower over, vanity wash hand basin with cupboards below, low level WC, tiled walls, heated towel rail.

Front Garden:
A large brick paved driveway providing ample off road parking.

Rear Garden:
Good sized secluded garden, large paved seating and entertaining area, mainly laid to lawn with flower and shrub borders, panel fence surround.

Garage: (17’4 x 8’7")
Power and light, electric roller door, utility area.

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: C
Sellers Position: Looking To Purchase A Property
Local Primary School: St James C Of E Primary School
Secondary School: Wildern School



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