



Stanford Estate Agents are delighted to present this stunning & deceptively spacious four bedroom detached chalet bungalow situated on a generous plot backing onto open fields in a semi rural location in West End. The property boasts two en suites, 41ft lounge/dining room, garage & driveway parking.

Directions

ENTRANCE HALL:
Coved & smooth plaster ceiling, inset down lighting, stairs to first floor landing, radiator, built in storage cupboard.

FAMILY ROOM: (14'4" x 10'11")
Coved & smooth plaster ceiling, double glazed window to front aspect, radiator.

KITCHEN/BREAKFAST ROOM: (14'3" x 11'0")
Coved & smooth plaster ceiling, double glazed door to side aspect, built in storage cupboard, a range of wall mounted & base level units, roll top work surfaces, sink & drainer with mixer tap above, space for a fridge/freezer, built in dishwasher, built in electric oven & electric hob with extractor hood above, radiator.

LOUNGE/DINING ROOM: (41'1" x 14'7")
Coved & smooth plaster ceiling, inset down lighting, two double glazed French style doors to rear aspect leading out to the rear garden, television point.

UTILITY ROOM: (9'0" x 7'2")
Smooth plaster ceiling, inset down lighting, base level units, roll top work surface, stainless steel sink & drainer with mixer tap above, space & plumbing for a washing machine, space for a tumble dryer, door leading into the garage.

SHOWER ROOM:
Smooth plaster ceiling, extractor fan, inset down lighting, double shower, low level WC, wash hand basin with storage cupboard below.

BEDROOM 4: (11'11" x 10'10")
Coved & smooth plaster ceiling, double glazed window to front aspect, radiator.

EN SUITE:
Smooth plaster ceiling, extractor fan, inset down lighting, heated towel rail, double shower, low level WC, wash hand basin with storage cupboard below.

FIRST FLOOR LANDING:
Smooth plaster ceiling inset down lighting, obscure double glazed window to side aspect.

BEDROOM 1: (15'2" x 14'8")
Smooth plaster ceiling, inset down lighting, double glazed window to rear aspect, radiator.

WALK IN WARDROBE: (10'10" x 5'9")
Smooth plaster ceiling, inset down lighting.

EN SUITE:
Smooth plaster ceiling, inset down lighting, obscure double glazed window to rear aspect, double shower, low level WC, pedestal wash hand basin, heated towel rail, built in storage cupboard with radiator.

BEDROOM 2: (13'8" x 10'11")
Smooth plaster ceiling, two Velux windows to front aspect.

BEDROOM 3: (12'7" x 9'2")
Smooth plaster ceiling, double glazed window to front aspect.

FAMILY BATHROOM: (11'3" x 6'2")
Smooth plaster ceiling, obscure double glazed window to rear aspect, heated towel rail, built in storage cupboard with radiator, free standing bath, double shower, low level WC, pedestal wash hand basin.

FRPNT GARDEN:
Driveway laid to stone that provides off road parking for several vehicles.

GARAGE:
Single garage with an up & over door with power & light.

REAR GARDEN:
The secluded rear garden is of a very good size & is mainly laid to lawn with a patio area. The rear garden back onto open fields & there is side access via double gates. There is also a fully insulated garden room with light & power, currently used as a hair salon but with the versatility to be used as a home gym or an office.

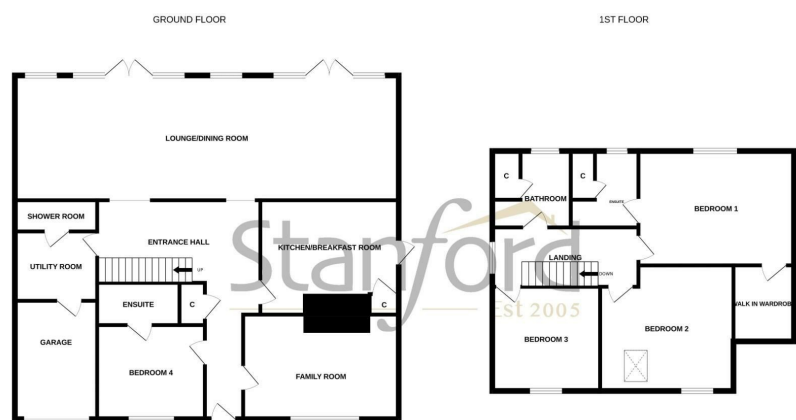
OTHER INFORMATION:
LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band D

SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: St James C Of E Primary School

SECONDARY SCHOOL: Wildern School



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan 12/2014



Energy Efficiency Rating	
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	
England & Wales	EU Directive 2002/91/EC

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

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