

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.

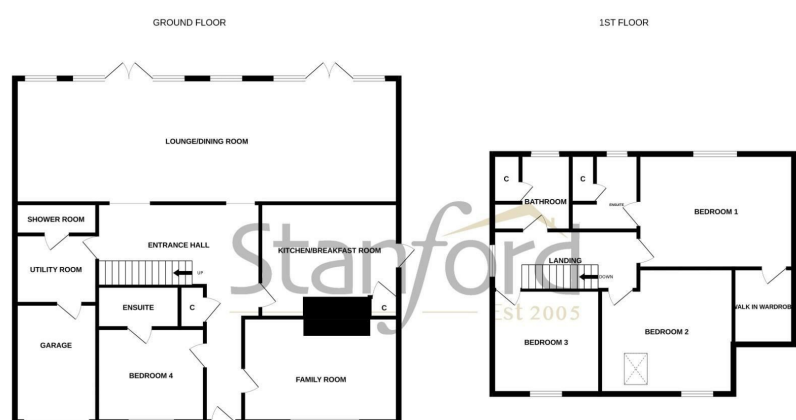
**REAR GARDEN:**  
The secluded rear garden is of a very good size & is mainly laid to lawn with a patio area. The rear garden back onto open fields & there is side access via double gates. There is also a fully insulated garden room with light & power, currently used as a hair salon but with the versatility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

**OTHER INFORMATION:**  
**LOCAL COUNCIL:** Eastleigh Borough Council  
**COUNCIL TAX BAND:** Band D

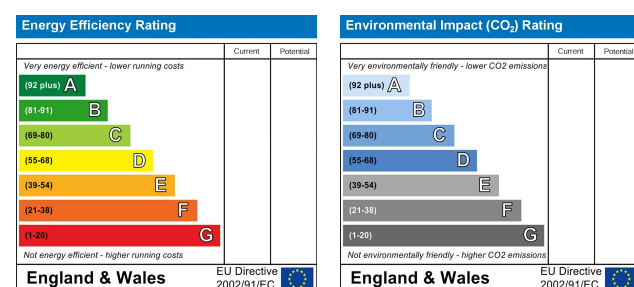
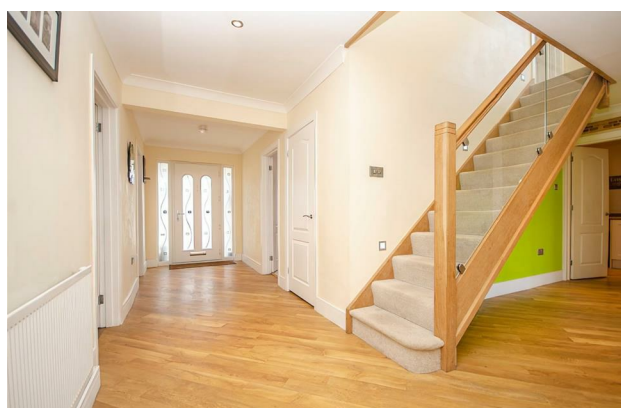
**SELLERS POSITION:** No Forward Chain

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

**SECONDARY SCHOOL:** Wildern School



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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.