



25 Glenfield Avenue, Bitterne, Southampton, SO18 4EQ

Offers Over £400,000

Stanford Estate Agents are delighted to offer for sale this lovely four double bedroom, bay fronted, semi detached family home, ideally situated in this highly sought after location. This fantastic property offers spacious and versatile accommodation including a good sized lounge, an 18ft fitted kitchen/diner, upstairs family bathroom and a good sized secluded rear garden. Benefits include a garage, off road parking to the front and no forward chain. This property would make a perfect family home and internal viewings are strongly recommended to avoid disappointment.

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

Lounge: (14'10" x 11'10")
Double glazed bay fronted window, double radiator, electric fireplace.

Kitchen/Diner: (18'7" x 15'9")
Open plan family living fitted with a range of modern wall and base level units with rolled edge worksurfaces and breakfast bar, gas hob and double electric oven with stainless steel extractor hood over, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine and dishwasher, space for a fridge/freezer, stainless steel sink drainer, double radiator, ceiling downlighters, double glazed window to side aspect, door to side aspect, double doors to rear aspect

First Floor Landing:
Doors to bedrooms and family bathroom

Bedroom One: (14'10" x 12'3")
Bay fronted double glazed window, double radiator, built in wardrobes.

Bedroom Two: (15'9" x 10'2")
Double glazed window to rear aspect, double radiator, built in shelving/wardrobes.

Bedroom Three: (12'8" x 10'2")
Dual aspect double glazed windows, double radiator,

Bedroom Four: (10'6" x 8'5")
Double glazed window to rear aspect, double radiator.

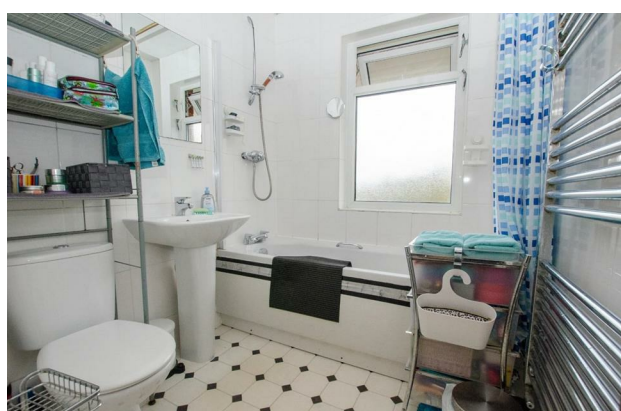
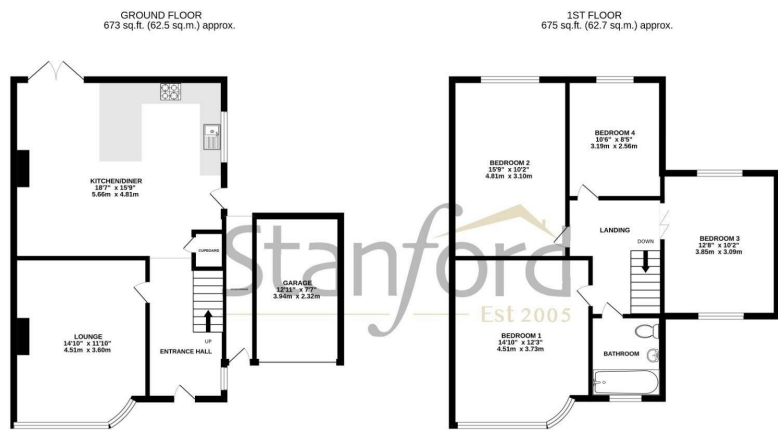
Family Bathroom:
Obscure double glazed window to front aspect, suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low level WC, tiled walls, heated towel rail.

Front Garden:
Laid to lawn with mature flower and shrub borders, path leading to the front door, ample off road parking, driveway to garage.

Garage: (12'11" x 7'7")
Metal up and over door, power and light.

Rear Garden:
Well maintained and secluded garden, mainly laid to lawn with mature shrub borders, panel fence surround, a decked seating and entertaining area and side access. This property offers scope to extend further (STPP)

Other Information
Local Council: Southampton City Council
Council Tax Band: C
Sellers Position: No Forward Chain
Local Primary School: Glenfield Infant School/Beechwood Junior School
Secondary School : Bitterne Park School



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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