

Stanford Estate Agents are delighted to present this impressive four bedroom detached house in Boorley Park. The property is well presented throughout & boasts a 24ft lounge/dining room, garage, dining room/study, cloakroom, garage & driveway parking. An internal viewing is highly recommended.

Directions

ENTRANCE HALL:

Smooth plaster ceiling, stairs to first floor landing, radiator.

LOUNGE/DINING ROOM: (24'11" x 12'3")

Coved & smooth plaster ceiling, double glazed window to front aspect, double glazed window to side aspect, double glazed French style doors to the rear aspect leading out to the rear garden, radiator, television point.

KITCHEN:

Coved & smooth plaster ceiling, two double glazed windows to rear aspect, a range of wall mounted & base level units, roll top work surfaces, tiling to principle areas, space for a fridge/freezer, sink & drainer with mixer tap above, tiling to principle areas, built in gas hob & electric oven with extractor hood above.

UTILITY ROOM: (7'10" x 7'1")

Textured ceiling, loft hatch, double glazed door to rear aspect, door giving direct access into the garage, wall mounted & base level units, roll top work surfaces, space & plumbing for a washing machine.

DINING ROOM/STUDY: (15'9" x 7'9")

Coved & smooth plaster ceiling, double glazed window to front aspect, radiator.

INNER HALL:

Smooth plaster ceiling, under stairs storage cupboard, radiator.

CLOAKROOM:

Smooth plaster ceiling, radiator, extractor fan, low level WC, wash hand basin, tiled floor.

FIRST FLOOR LANDING:

Smooth plaster ceiling, airing cupboard, loft hatch leading to the partially boarded loft space.

BEDROOM 1: (12'8" x 11'6")

Smooth plaster ceiling, double glazed window to front aspect, radiator, two built in wardrobes.

BEDROOM 2: (13'4" x 9'8")

Coved & textured ceiling, double glazed window to rear aspect, radiator, built in wardrobes.

BEDROOM 3: (11'3" x 7'10")

Smooth plaster ceiling, double glazed window to front aspect, radiator, built in wardrobe.

BEDROOM 4: (8'11" x 7'6")

Coved & textured ceiling, double glazed window to rear aspect, radiator, built in wardrobe.

FAMILY BATHROOM: (9'7" x 6'3")

Smooth plaster ceiling, inset down lighting, obscure double glazed window to rear aspect, heated towel rail, part tiled walls, panel enclosed bath with shower above, low level WC, wash hand basin with storage cupboard below.

FRONT GARDEN:

Laid to lawn with a tarmac driveway providing off road parking for two cars.

GARAGE:

The single garage has an up & over door with power & light.

REAR GARDEN:

The southerly facing & enclosed rear garden is mainly laid to lawn with a patio area.

OTHER INFORMATION:

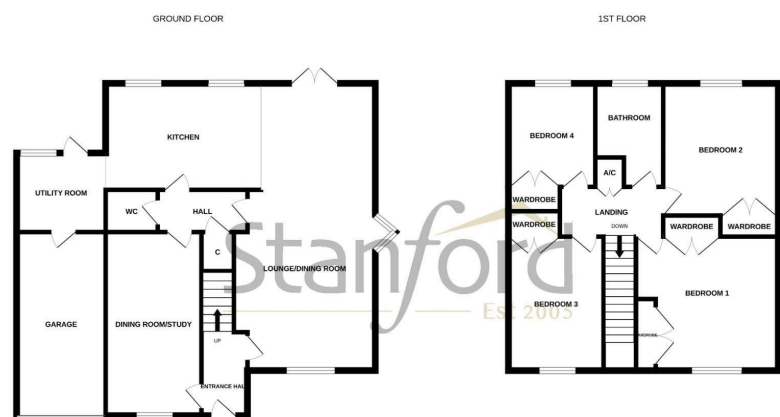
LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band E

SELLERS POSTION: Looking To Purchase A Property

INFANT/JUNIOR SCHOOL: Boorley Park Primary School

SECONDARY SCHOOL: Deer Park/Wildern School



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, fixtures and fittings 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 vendors, agents and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Issue with drawings 02/20



Energy Efficiency Rating	
Current	Potential
(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	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
(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	
EU Directive 2002/91/EC	

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.