



15 Angelica Gardens, Horton Heath, Eastleigh, SO50 7PA

Asking Price £340,000

Stanford Estate Agents are pleased to bring to the market this desirable and sought after, three bedroom, semi detached home located in small cul-de-sac in Horton Heath. Being well presented throughout and with ample off road parking and a garage this property makes for an ideal family home.

Accommodation on the ground floor comprises of a spacious, living room with a window to the front aspect and a full width kitchen/diner with French doors to the rear garden. The kitchen has an array of wall and base units and the dining area has a large storage cupboard. The first floor has three good sized bedrooms with the principal bedroom benefitting further from built in wardrobes. All bedrooms are serviced via the modern three piece, family bathroom comprising of wash hand basin, WC and panel enclosed bath with shower over.

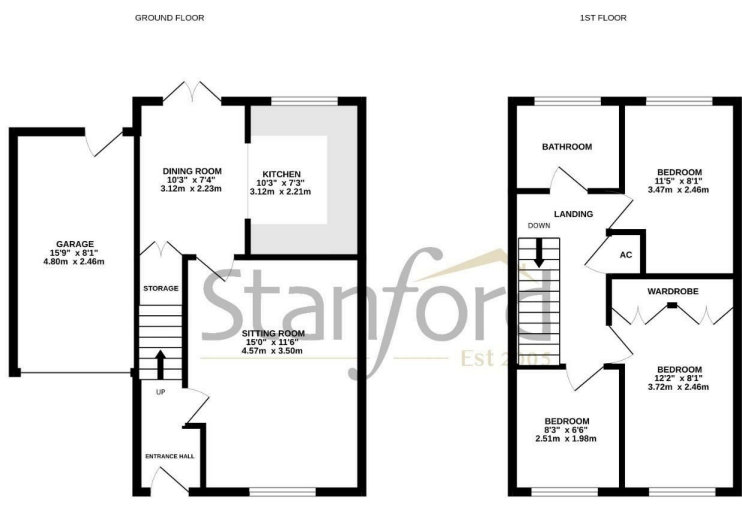
Externally the property sits back from the road and has a paved driveway providing off road parking for two vehicles. Access to the garage is via an up and over door and access to the rear garden is provided via a secure gate. The rear garden has been deliberately designed to be low maintenance with artificial grass and laid patio tiers separated by raised flowerbeds. A storage shed is in place currently on hardstanding and pedestrian access to the rear of the garage via a single door. The garden is fully secure via panel enclosed fencing. The garden faces a sought after southerly aspect.

Further Information:

- Local Council: Eastleigh Borough Council
- Council Tax Band: C
- EPC Rating: TBC - Ordered
- Local Primary Schools: Fair Oak Infant & Junior Schools
- Local Secondary School: Wyvern College
- Windows: Double Glazed & Installed 2022
- Heating: Gas Central Heating
- Boiler Age: 2020
- Loft: Insulated, Part Boarded & No Light
- Parking: Off Road Parking & Garage
- Sellers Situation: To Find On
- Viewing: By Appointment Only

Local Information:

Horton Heath is a popular, semi rural village in the Borough of Eastleigh. Neighbouring fellow villages Durley and Fair Oak this sought after location is a favourite amongst those looking for convenient living while remaining in a local village. Winchester, Bishops Waltham and West End are all short commutes away and the M27 is a 10 minute drive offering even more convenience for those looking for a commuter link. Knowle Park and Stoke Park Woods are favoured by locals and visitors for walks and runs, dog optional of course! Local schools come with good reports and whether it's infant, junior or secondary you need all are found a short walk away. Horton Heath is favoured by families and has a welcoming and presentable presence throughout.



While every attempt has been made to ensure the accuracy of the floorplan 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 guidance purposes only and should be used as such by any prospective purchaser. The services, contents and appliances shown here are based on what is shown and no guarantee as to their quantity or efficiency can be given. Made with floorplan 10/20



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

England & Wales 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC

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