



28 Glenfield Avenue, Bitterne, Southampton, SO18 4ER

Asking Price £575,000

Stanford Estate Agents are delighted to present this unique & extended three bedroom detached house with a one bedroom detached annexe in Bitterne. The property is well presented throughout & boasts a gated driveway with ample parking, 22ft lounge, dining room, utility room/WC & a secluded garden.

ENTRANCE HALL:

Coved & smooth plaster ceiling, obscure double glazed window to side aspect, radiator, stairs to first floor landing, under stairs storage cupboard.

LOUNGE: (22'8" x 12'0")

Smooth plaster ceiling, double glazed bay window to front aspect, two radiators, television point, two double glazed windows to side aspect.

DINING ROOM: (14'3" x 13'11")

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

KITCHEN: (12'8" x 8'11")

Smooth plaster ceiling, inset down lighting, double glazed window to side aspect, a range of wall mounted & base level units, roll top work surfaces, sink with mixer tap above, built in electric hob & electric oven with extractor hood above, built in fridge/freezer, built in dishwasher.

REAR LOBBY:

Coved & smooth plaster ceiling, double glazed door to rear aspect leading out to the rear garden.

UTILITY ROOM/WC: (10'9" x 4'10")

Coved & smooth plaster ceiling, obscure double glazed window to side aspect, low level WC, wash hand basin, space & plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, tiled floor.

FIRST FLOOR LANDING:

Coved & smooth plaster ceiling, obscure double glazed window to side aspect.

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

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

BEDROOM 2: (11'2" x 10'2")

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

BEDROOM 3: (9'2" x 9'0")

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

FAMILY BATHROOM: (7'1" x 6'8")

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

FRONT GARDEN:

Private & secure remote controlled gated driveway which is block paved & provides off road parking for several vehicles.

REAR GARDEN:

The secluded & enclosed rear garden is well presented & mainly laid to lawn with a patio area. There is also side access via a gate.

DETACHED ANNEXE/OFFICE:

ENTRANCE HALL:

Smooth plaster ceiling, inset down lighting, stairs to first floor landing.

LOUNGE: (17'7" x 15'11")

Smooth plaster ceiling, double glazed French style doors to front aspect, inset down lighting, wood flooring, radiator.

FIRST FLOOR LANDING:

Smooth plaster ceiling, double glazed window to rear aspect.

BEDROOM: (17'7" x 12'1")

Smooth plaster ceiling, inset down lighting, double glazed window to front aspect, radiator.

SHOWER ROOM:

Smooth plaster ceiling, inset down lighting, obscure double glazed window to side aspect, heated towel rail, low level WC, wash hand basin, fully tiled shower.

OTHER INFORMATION:

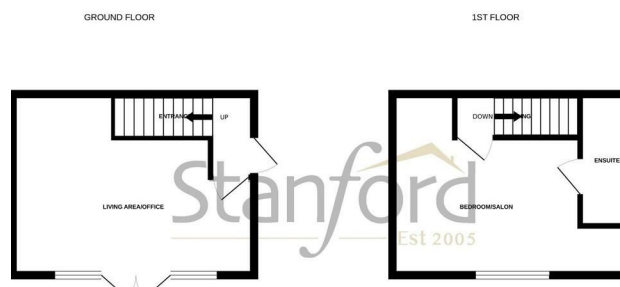
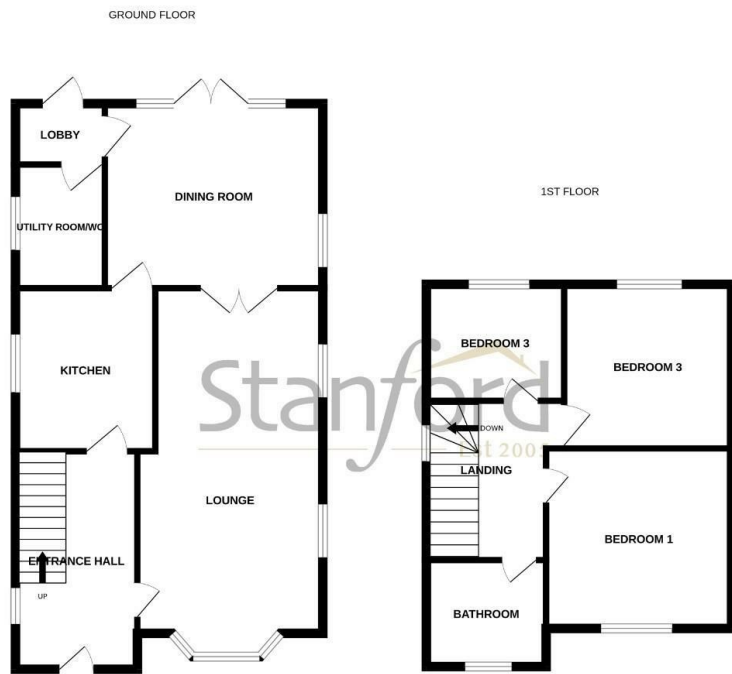
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band D

SELLERS POSITION: No Forward Chain

INFANT/JUNIOR SCHOOL: Glenfield Infant School/Beechwood Junior School

SECONDARY SCHOOL: Bitterne Park School



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms and any other items are approximate and are not intended to be used for any legal or other purposes. This plan is for illustrative purposes only and should not be used as a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency save the goods. Made with Metropix 02024

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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



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

