



Mill Gardens - £450,000

Stanford
Est 2005



49 Mill Gardens, West End, Southampton, Hampshire, SO18 3AG

Offers In Excess Of

£150,000

Stanford Estate Agents are delighted to present this impressive & well presented four bedroom detached house in West End. The property boasts an en suite to the master bedroom, cloakroom, garage, driveway parking & a southerly facing & enclosed rear garden. An internal viewing viewing is recommended.

ENTRANCE HALL:

Smooth plaster ceiling, double glazed window to side aspect, radiator, Karndean flooring.

CLOAKROOM:

Smooth plaster ceiling, obscure double glazed window to front aspect, radiator, part tiled walls, low level WC, wash hand basin, Kamdean flooring.

KITCHEN/BREAKFAST ROOM: (16'9" x 9'11")

Smooth plaster ceiling, double glazed window to front aspect, inset down lighting, radiator, Karndean flooring, a range of wall mounted & base level units, roll top work surfaces, built in gas hob & electric oven with extractor hood above, built in dishwasher, built in washing machine, built in fridge/freezer, stainless steel sink & drainer with mixer tap above.

LOUNGE: (18'3" x 17'3")

Smooth plaster ceiling, double glazed window to rear aspect, double glazed window to side aspect, double glazed French style doors to rear aspect leading out to the rear garden, two radiators, television point, telephone point, under stairs storage cupboard.

FIRST FLOOR LANDING:

Smooth plaster ceiling, loft hatch, double glazed window to side aspect, radiator, airing cupboard.

BEDROOM 1: (12'3" x 11'0")

Smooth plaster ceiling, double glazed window to front aspect, radiator, television point, telephone point.

EN SUITE:

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

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

Smooth plaster ceiling, double glazed window to rear aspect, radiator, television point, telephone point.

BEDROOM 3: (9'6" x 8'8")

Smooth plaster ceiling, double glazed window to rear aspect, radiator, television point, telephone point.

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

Smooth plaster ceiling, double glazed window to front aspect, radiator, television point, telephone point.

FAMILY BATHROOM: (6'9" x 5'6")

Smooth plaster ceiling, extractor fan, heated towel rail, part tiled walls, panel enclosed bath with shower attachment, low level WC, wash hand basin, shaver point.

FRONT GARDEN:

Block paved driveway providing off road parking for two cars.

GARAGE:

Single garage with an up & over door with power & light. There is also a double glazed door providing direct access from the rear garden.

REAR GARDEN:

The southerly facing & enclosed rear garden is mainly laid to lawn with a patio area. There is also an outside tap.

OTHER INFORMATION:

LOCAL COUNCIL: Eastleigh Borough Council

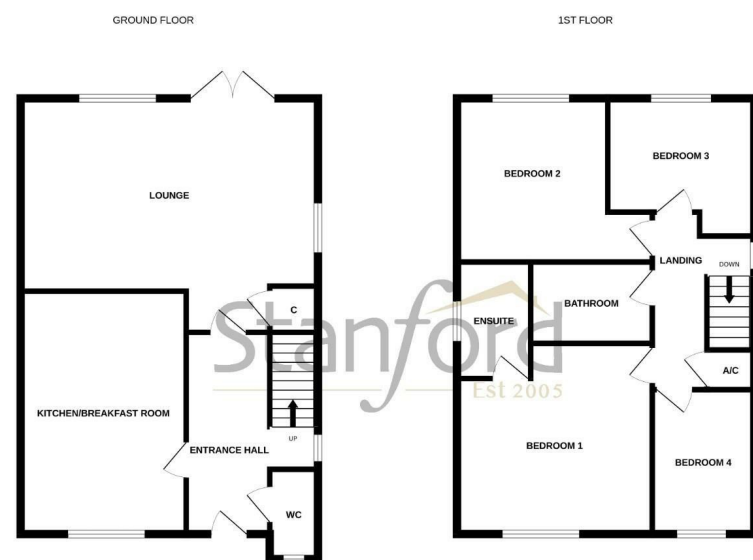
COUNCIL TAX BAND: Band D

SELLERS POSITION: Looking To Purchase A Property Locally

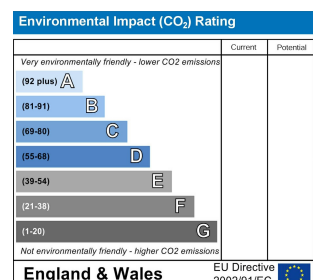
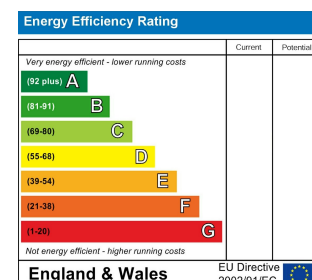
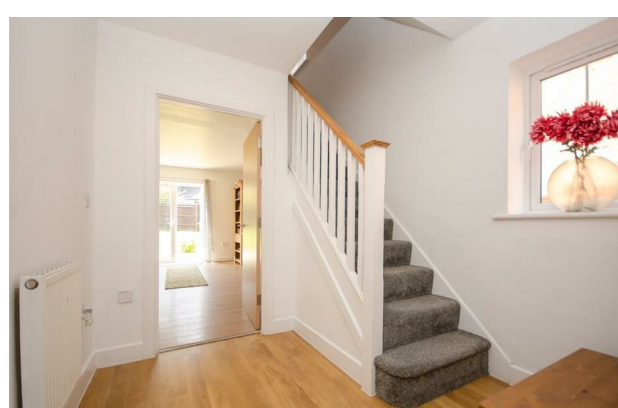
INFANT/JUNIOR SCHOOL: St James C Of E Primary School

SECONDARY SXHOOOL: Wildern School

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and other items 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 windows, doors and appliances shown have not been fitted and no guarantee is to be made of their position or size. Made with Bluebeam 12/22



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