

Way Field Close - £425,000

Stanford  
Est 2005





# 5 Way Field Close, Botley, Southampton, SO32 2GD

**Price Guide £425,000**

Stanford Estate Agents are delighted to offer for sale this lovely three bedroom bay fronted detached family home, ideally situated in this highly sought after location in Botley. This fantastic property offers spacious accommodation including two reception room, a modern fitted kitchen with built in appliances, a modern upstairs family bathroom, en suite shower room and a downstairs cloakroom. Benefits include a secluded and landscaped rear garden, a 19ft garage and off road parking. This property would make a perfect family home and internal viewings are strongly recommended to avoid disappointment.

**Entrance Hall:**  
Stairs to first floor landing, radiator, doors to cloakroom, kitchen and lounge/dining room, under stairs cupboard

**Cloakroom:**  
Double glazed window to front aspect, suite comprising low level WC, hand wash basin, tiled splashback, radiator, wood flooring.

**Living Room: (18'8" x 11'2")**  
Double glazed bay fronted window, double radiators, fitted carpet, open to dining area.

**Dining Room: (10'6" x 7'10")**  
Wood flooring, radiator, double doors to rear aspect.

**Kitchen: (10'16" x 10'0)**  
Double glazed window to rear aspect, ceiling downlighters, fitted with a range of modern wall and base level units with rolled edge worksurfaces, gas hob and oven with stainless steel extractor hood over, integrated fridge/freezer, dishwasher and washing machine, sink and drainer with mixer tap, wood flooring, part tiled walls.

**First Floor Landing:**  
Doors to bedrooms and bathroom, access to loft.

**Bedroom One: (14'10" x 11'5")**  
Two double glazed windows to front aspect, radiator, space for wardrobes, door to en suite.

**En suite Shower Room:**  
Double glazed window to front aspect, ceiling down lighters, suite comprising walk in shower cubicle, low level WC, pedestal hand wash basin, tiled flooring and part tiled walls, heated towel rail.

**Bedroom Two: (11'6" x 9'10")**  
Double glazed window to rear aspect, radiator, space for wardrobes.

**Bedroom Three: (10;0 x 6'10")**  
Double glazed window to rear aspect, radiator.

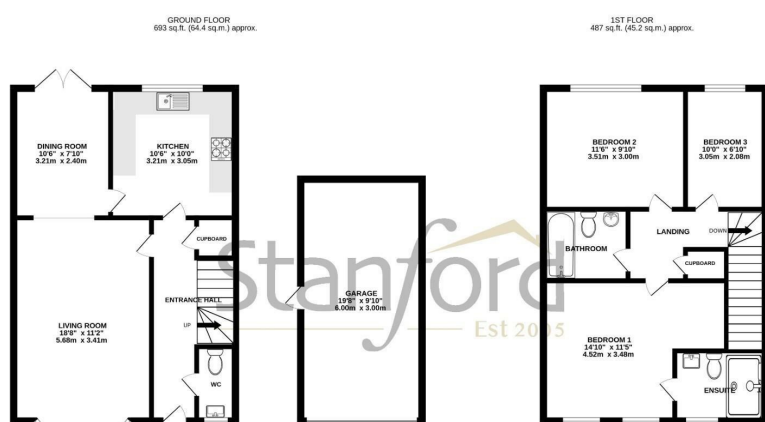
**Family Bathroom:**  
Modern suite comprising a panel enclosed bath with shower over, hand wash basin, low level WC, heated towel rail, tiled flooring, part tiled walls, ceiling down lighters.

**Front:**  
Path leading to front door, enclosed fence and gate, access to driveway.

**Garage: (19'8" x 9'10")**  
Metal up and over door, power and light, door to garden.

**Rear Garden:**  
Landscaped with a patio seating and entertaining area, mainly laid to lawn with flower and shrub borders, panel fence surround, side access gate, access to garage.

**Other Information:**  
Local Council: Eastleigh Borough Council  
Council Tax Band: E  
Sellers Position: Looking To Purchase A Property  
Local Primary School: Boorley Park Primary School  
Secondary School: Wildern School/Deer Park School



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
87	88	A	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		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

