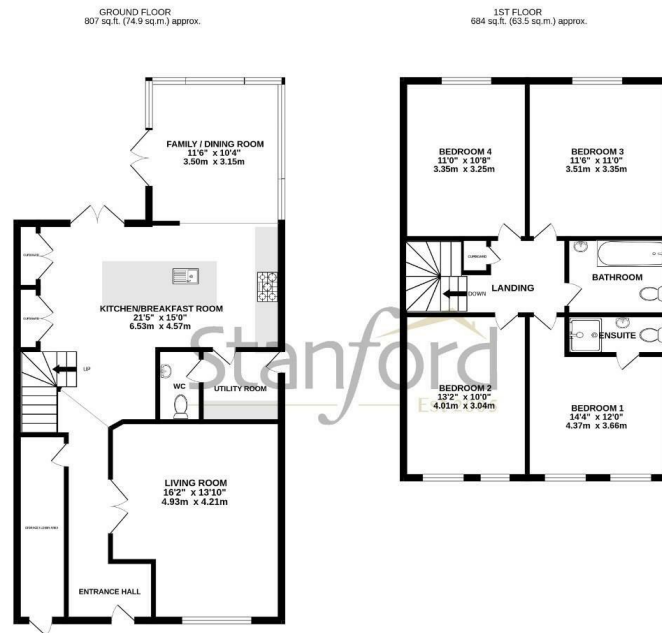




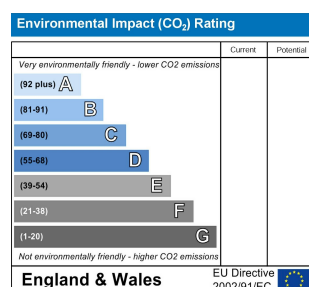
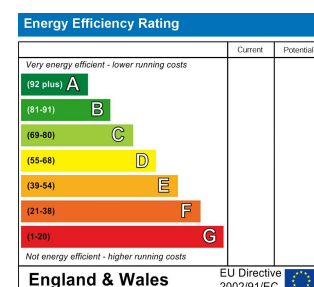
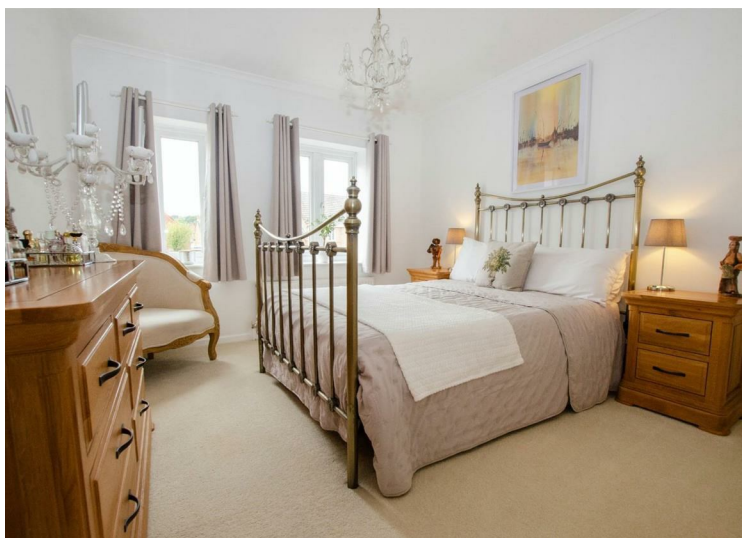
# 19 Hickory Gardens, West End, Southampton, SO30 3RN

Offers In Excess Of  
**£570,000**

Stanford Estate Agents are delighted to offer for sale this absolutely stunning, four double bedroom, detached family home, ideally located in this highly sought after location in West End. This wonderful property offers spacious and versatile accommodation including a 16ft living room, a 21ft luxury fitted kitchen/breakfast room, a bright airy family/dining room, a utility room and downstairs cloakroom. Benefits include an upstairs family bathroom, an ensuite shower room to the master bedroom, a secluded and well maintained rear garden and ample off road parking to the front. This really is a fantastic family home and Internal viewings are strongly recommended to avoid disappointment.



TOTAL FLOOR AREA: 1490 sq.ft. (138.5 sq.m.) approx.  
Notes: Every effort has been made to ensure the accuracy of the figures contained herein. Measurements of plots, walls, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. The offer of this property is made on the basis of the information provided. The seller, estate agent and any other persons involved in the sale do not warrant or guarantee, as to the accuracy or efficiency of the plan.



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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

