





Stanford Estate Agents are delighted to offer for sale this lovely three bedroom, detached family home, ideally located in this highly sought after location. This property offers spacious and versatile accommodation including a 16ft bay fronted living room, a 20ft fitted kitchen/breakfast room, play room, modern upstairs family bathroom and a downstairs cloakroom. Benefits include a secluded and well maintained rear garden, garage and ample off road parking. This really is a great family home and Internal viewings are strongly recommended to avoid disappointment.

Directions

Entrance Hall:  
Double glazed window to front aspect, double radiator, doors to living room, kitchen/breakfast room and cloakroom, stairs to first floor landing, under stairs cupboard/

Cloakroom:  
Low level WC, hand wash basin.

Living Room: (16'10" x 10'7")  
Bright and airy, double glazed bay fronted window, double radiator, feature fireplace.

Family/Play Room: (9'10" x 9'7")-  
Ceiling down lighters, double radiator, wood laminate flooring.

Kitchen/Breakfast Room: (20'7" x 16'11")  
A modern fitted kitchen offering style and entertaining space, range of modern wall and base level units with squared edge worksurfaces, ceramic hob and electric oven with extractor hood over, space and plumbing for a washing machine, tumble dryer and dishwasher, part tiled walls, double glazed window to rear aspect, patio sliding doors to rear, ceiling down lighters.

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

Master Bedroom: (13'8" x 10'7")  
Double glazed bay fronted window, double radiator, space for wardrobes.

Bedroom Two: (12'11" x 9'5")  
Double glazed windows to rear aspect, double radiator, space for wardrobes.

Bedroom Three: (7'1" x 6'11")

Double glazed window to rear aspect, double radiator.

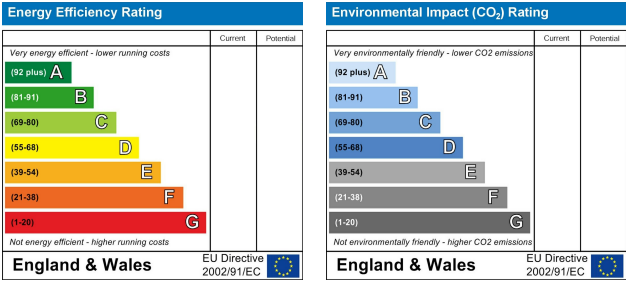
Family Bathroom:  
Fabulous Victorian style white suite comprising a freestanding claw foot bath with rainfall shower over, high level cistern WC, traditional chrome wash stand with basin, double radiator and heated towel rail, part tiled walls, obscure double glazed window to front aspect.

Front:  
Driveway providing ample off road parking, side access to garage.

Rear Garden:  
Decked seating area, laid to paving with loose stone borders, panel fence surround, side access, access to garage.

Garage:  
Metal up and over door, double doors to garden, power and light.

Other Information:  
Local Council: Southampton City Council  
Council Tax Band: Band D  
Local Primary School: Ludlow Infant School/Ludlow Junior School  
Secondary School: Oasis Academy Sholing



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 request. All loans secured on property, life assurance is usually required. This can be emailed on request.