

31 Woodland Mews, West End, Southampton, SO30 3DF

Asking Price £365,000

Stanford Estate Agents are delighted to present this impressive three bedroom home in this sought after location of West End. This fantastic property is immaculate throughout and boasts a bright and airy 16ft sitting room, modern and stylish kitchen and bathroom, south-west facing garden and a garage. An internal viewing is highly recommended.

Entrance Hall:
Radiator, carpet flooring.

Sitting Room: (16'0" x 11'x0")
Smooth plaster ceiling, radiator, two double glazed windows to side aspect, double glazed feature bay window to front aspect, two double doors leading to hallway and dining room, carpet flooring.

Dining Room: (11'7" x 9'1")
Smooth plaster ceiling, two radiators, double glazed windows to the rear aspect and door leading to the conservatory.

Kitchen: (11'7" x 8'3")
Smooth plaster ceiling, a range of modern fitted wall and base level units, integrated induction hob with extractor over, electric oven, space and plumbing for a dishwasher, washing machine, fridge and freezer, double glazed window to rear aspect.

Conservatory: (9'2" x 4'7")
Double glazed windows to all aspect, door leading to rear garden.

Cloakroom: (6'5" x 2'7")
Smooth plaster ceiling, obscure double glazed window to front aspect, low level WC and hand wash basin.

First Floor Landing:
Textured ceiling, carpet flooring and access to the loft and airing cupboard.

Master Bedroom: (16'0" x 11'0")
Double glazed window to front aspect, radiator, built-in wardrobes, carpet flooring.

Bedroom Two: (11'7" x 9'1")
Smooth plaster ceiling, radiator double glazed windows to side and rear aspects, carpet flooring.

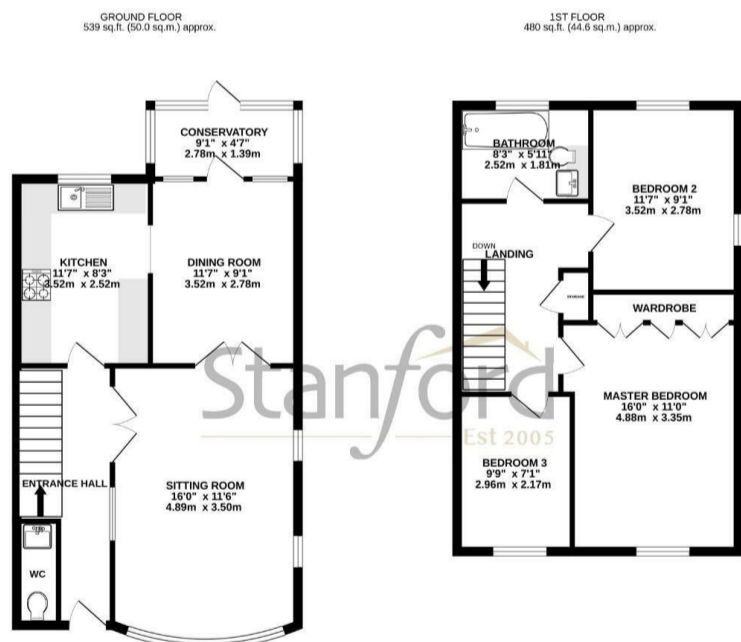
Bedroom Three: (9'9" x 7'1")
Smooth plaster ceiling, radiator, double glazed window to front aspect, carpet flooring.

Family Bathroom: (8'3" x 5'11")
Smooth plaster ceiling, heated towel radiator, tiling to principal areas, stylish suite comprising panel enclosed bath with shower over, low level WC, hand wash basin and obscure double glazed window to rear aspect.

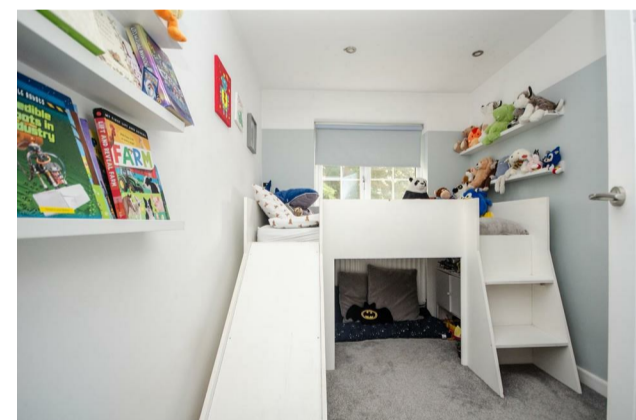
Front:
Mainly laid to lawn with a footpath leading to the front door. To the front of the property there is residents' parking and a single garage with an up & over door.

Rear Garden;
This rear enclosed south westerly facing garden is mainly laid to paved patio and artificial grass with a side gate for pedestrian access. To the front of the property there is residents parking and a single garage with an up & over door.

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: D
Local Primary School: St James Ce Primary School
Secondary School: Wildern School/Deer Park School
Sellers Position: Vendor Suited
Estate Charge: £200 per annum



TOTAL FLOOR AREA: 1019 sq. ft. (94.6 sq. m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan, please note that measurements of floors, elevations, walls and any 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 vendors, agents and appliances shown here are not intended and no guarantee as to their condition or efficiency can be given.
 Map and Energy Guide



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	

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

