



Le Marechal Avenue - £400,000



# 146 Le Marechal Avenue, Bursledon, Southampton, SO31 8LX

Offers In Excess Of

£100,000

Stanford Estate Agents are delighted to offer this impressive, four bedroom, semi-detached townhouse immaculately presented throughout, located in the popular location of Bursledon. This stylish, spacious home boasts a 15ft sitting room, 20ft master bedroom with en suite, stunning landscaped rear garden and ample driveway parking. The property is ideally located opposite Kestrel Park and children's playground making it a perfect family home. An internal viewing is highly recommended.

## Entrance Hall:

Smooth plaster ceiling, doors leading to sitting room, kitchen and downstairs cloakroom, radiator, stairs leading to first floor, storage cupboards.

## Sitting Room/Diner: (15'8" x 15'8")

Smooth plaster ceiling, French doors leading to the rear garden, radiator.

## Kitchen: (11'2" x 8'11")

A beautifully presented modern kitchen, smooth plaster ceiling with downlighting, double glazed window to front aspect, tiling to principal areas, fitted with a range of matching wall and base level units with contrasting worksurfaces, stainless steel sink and drainer with mixer tap over, integrated appliances consisting of an electric double oven, four ring gas hob with extractor over, washing machine, slimline dishwasher and tall standing fridge/freezer.

## Cloakroom:

Smooth plaster ceiling, wash hand basin and low-level WC.

## First Floor Landing:

Smooth plaster ceiling, doors leading to bedrooms two, three, four and family bathroom, storage cupboard, radiator with the room being laid to carpet.

## Bedroom Two: (9'7" X 8'4")

Smooth plaster ceiling, double glazed window to the front aspect, radiator, with the room being laid to carpet.

## Bedroom Three (10'0" x 9'0")

Smooth plaster ceiling, double glazed window to rear aspect, radiator with the room being laid to carpet.

## Bedroom Four (12'5" x 7'8")

Smooth plaster ceiling, double glazed window to rear aspect, radiator with the room being laid to carpet.

## Family Bathroom: (6'11" x 6'1")

A stylish modern bathroom, smooth plaster ceiling with downlighting, floor to ceiling tiling, suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low level WC and a chrome heated towel rail with the room being laid to tiled flooring.

## Study Area:

Smooth plaster ceiling, double glazed window to front aspect, stairs leading to master bedroom with the room being laid to carpet.

## Master Bedroom: (20'5" x 15'6")

Smooth plaster ceiling, double glazed window to front aspect, Velux window, built in wardrobes, radiator, with the room being laid to carpet.

## En Suite: (8'4" x 4'9")

Smooth plaster ceiling with downlighting, Velux window, floor to ceiling tiling, suite comprising walk in shower, pedestal wash hand basin, low-level WC and a chrome heated towel rail with the room being laid to tiled flooring.

## Front Garden:

Driveway parking for two vehicles and a pathway leading to the front door and pedestrian side access to rear garden.

## Rear Garden:

South Westerly facing enclosed rear garden beautifully landscaped, laid to patio, artificial grass and composite decking providing a great space for seating/entertaining.

## Other Information:

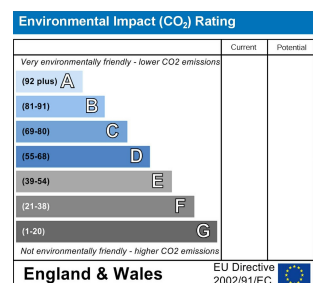
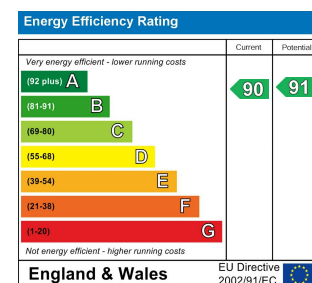
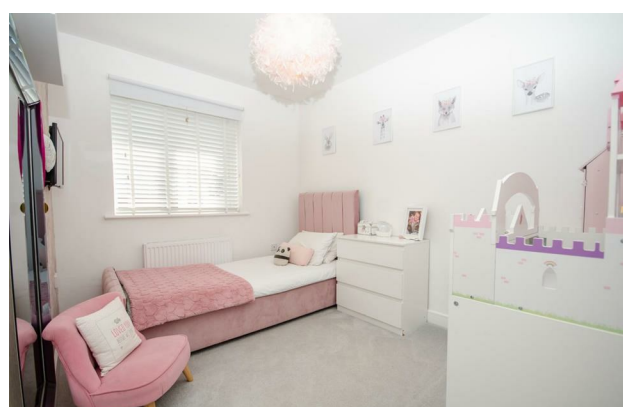
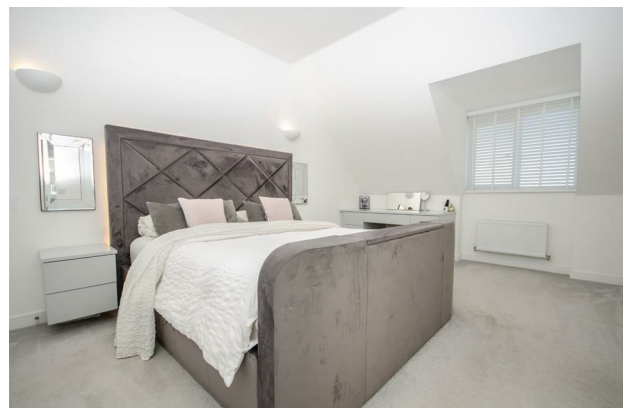
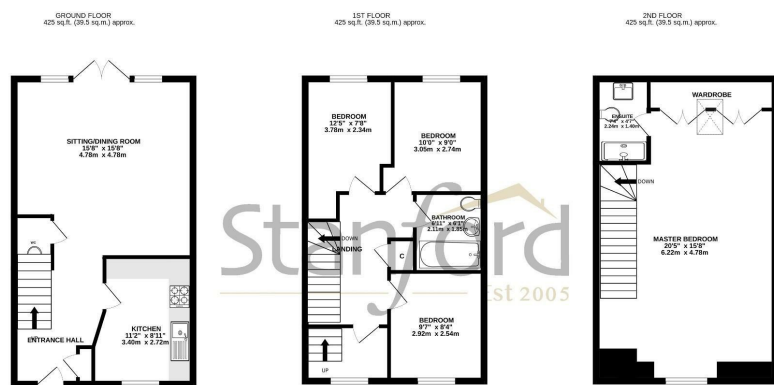
Local Council: Eastleigh Borough Council

Council Tax Band: D

Sellers Position: Sellers Suited

Infant/Junior School: Netley Abbey Infant School/Netley Abbey Junior School

Secondary School: Hamble Community Sports College



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