



Thornhill Park Road - £425,000

Stanford
Est 2005



108 Thornhill Park Road, Southampton, SO18 5TS

Price Guide £425,000

Stanford Estate Agents are delighted to offer for sale, this stunning three bedroom extended semi detached bay fronted family home, perfectly situated in this highly sought after area close to local schools, shops and amenities. The property offers spacious accommodation including a bay fronted living room, a 31ft kitchen, living, dining room, a utility room, downstairs cloakroom and modern upstairs family bathroom. Benefits include substantially large rear garden and ample off road parking to the front. This really is a truly wonderful property and internal viewings are strongly recommended to avoid disappointment.

Entrance Hall:
Stairs to first floor landing, understairs cupboard, oak wood flooring, double radiator, doors to other rooms

Lounge: (14'0" x 12'2")
Bay fronted double glazed window, double radiator, smooth plaster ceiling, feature coal effect fireplace.

Kitchen/Breakfast Room: (31'8" x 18'1")
A fantastic, large bespoke fitted kitchen, range of modern oak wood wall and base level units with contrasting worksurfaces, feature centre island with inset sink and drainer, Smeg Aga' style gas oven with extractor hood and lighting, space for a fridge/freezer, vaulted ceiling with feature oak beams, ceiling downlighters, tiled flooring with underfloor heating, bi fold doors to rear aspect, door to utility room.

Utility Room:
Space and plumbing for a washing machine and tumble dryer, worksurfaces and fitted wall cupboards, double glazed window to side aspect, door to cloakroom.

Cloakroom:
Double glazed window to side aspect, low level WC, vanity hand wash basin with cupboards below.

First Floor Landing:
Double glazed window to side aspect, access to loft, doors to bedrooms and family bathroom.

Master Bedroom: (13'10" x 11'5")
Double glazed bay fronted window, double radiator, built in oak wardrobes with sliding doors and feature removable panels.

Bedroom Two: (11'8" x 11'5")
Double glazed window to rear aspect, double radiator, built in wardrobes.

Bedroom Three: (10'6" x 7'8")
Double glazed window to front aspect, double radiator, feature picture rail.

Family Bathroom:
Modern suite comprising panel enclosed bath with rainfall shower over, vanity wash hand basin unit with cupboards below, low level WC, double glazed window to rear aspect, heated towel rail, tiled walls, ceiling downlighters.

Front:
Laid to attractive large brick paved driveway providing ample off road parking.

Rear Garden:
Substantial, secluded and landscaped rear garden, large patio seating and entertaining area, decked steps leading down to an expanse of lawn with mature shrub borders, side access to garage, large outbuilding to rear end which could be a work from home office.

Other Information:
Local Council: Southampton City Council
Council Tax Band: C
Sellers Position: Looking To Purchase A Property
Local Primary School: Kanes Hill Primary School
Secondary School: Woodlands Community College



Tel: 023 8202 9966
Email: bitterne@stanfordestateagents.co.uk
Address: 394Bitterne Road, Bitterne, SO18 5RS

TOTAL FLOOR AREA : 1223 sq ft (113.6 sq m) approx.
While every attempt has been made to ensure the accuracy of the description included herein, measurement of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only and prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (81 plus) A | |
| (81-91) B | | (69-80) B | |
| (69-80) C | | (55-68) C | |
| (55-68) D | | (39-54) D | |
| (39-54) E | | (21-38) E | |
| (21-38) F | | (1-20) F | |
| (1-20) G | | Not environmentally friendly - higher CO ₂ emissions | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |



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