



Angelica Gardens - £440,000



22 Angelica Gardens, Horton Heath, Eastleigh, SO50 7PB

Asking Price £440,000

Stanford Estate Agents are delighted to be bringing to the market with no forward chain, this four-bedroom, detached home situated in a cul-de-sac location in Horton Heath. Boasting an integral garage, a 20ft modern, kitchen/diner and ensuite facilities.

Accommodation spans over two floors with the ground floor offering a spacious, living room, a well presented and modern kitchen/diner with a range of wall and base units, storage cupboards, built in appliances and French doors to the rear garden and an integral door to the garage. A useful cloakroom with WC facilities finishes the ground floor. The first floor has four good sized bedrooms with the master bedroom benefitting further from ensuite facilities. The remaining bedrooms are serviced via the three-piece family bathroom.

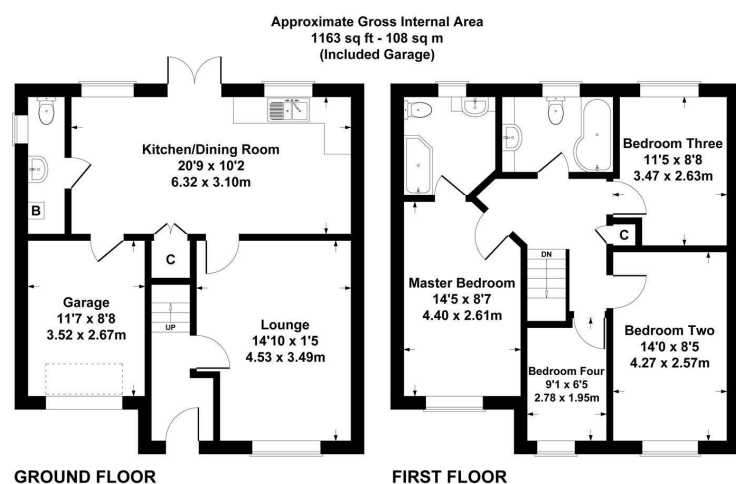
Externally the property has a driveway for one vehicle and a lawn area that could be made to offer more parking. Access to the garage is via an up and over door and direct access to the garden can be either side of the garden via wooden gate. The rear garden is a great size for a family and is fully enclosed with panel enclosed fencing. The garden is mostly laid to lawn with wildflowers, various fruit trees and a wooden shed on hardstanding. A purpose-built decked area is also in place to be used all year round.

Further Information:

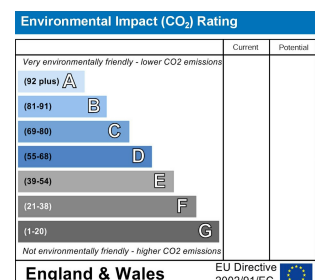
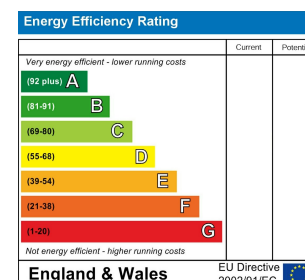
- Local Council: Eastleigh Borough Council
- Council Tax Band: D
- EPC Rating: D - 62
- Local Primary School: Fair Oak Infant & Junior School
- Local Secondary School: Wyvern College
- Windows: Double Glazed
- Heating: Gas Central Heating
- Parking: Driveway & Garage
- Sellers Position: No Forward Chain
- Viewing: By Appointment Only

Local Information:

Horton Heath is a popular, semi rural village in the Borough of Eastleigh. Neighbouring fellow villages Durley and Fair Oak this sought after location is a favourite amongst those looking for convenient living while remaining in a local village. Winchester, Bishops Waltham and West End are all short commutes away and the M27 is a 10 minute drive offering even more convenience for those looking for a commuter link. Knowle Park and Stoke Park Woods are favoured by locals and visitors for walks and runs, dog optional of course! Local schools come with good reports and whether it's infant, junior or secondary you need all are found a short walk away. Horton Heath is favoured by families and has a welcoming and presentable presence throughout.



Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.



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