





Stanford Estate Agents are delighted to present Sleepy Hollow, a stunning and extremely rare, four double bedroom, detached family home, ideally located in this highly sought after location in West End, offered with no forward chain. This fantastic property offers spacious and versatile accommodation including a 20ft family room and 17ft sitting room. Benefits include a landscaped, secluded and well maintained rear garden, garage and driveway providing ample off road parking. This really is a truly wonderful family home and internal viewings are strongly recommended to avoid disappointment.

**Directions**

**Entrance Hall:**  
Wood flooring, built in cupboards, doors to rooms, stairs to first floor landing.

**Sitting Room: (17'8" x 12'1")**  
Three double glazed windows to front aspect, radiator, carpeted flooring, electric fireplace.

**Family Room: (20'10" x 11'11")**  
Double glazed windows to the front and side aspect, radiator, carpeted flooring.

**Kitchen: (10'10" x 8'9")**  
Range of modern wall and base level units with rolled edge worksurfaces, built in electric hob, grill and oven. Stainless steel sink and drainer, space for undercounter fridge, double glazed window to side aspect, door to rear aspect.

**Conservatory/Utility Room: (9'4" x 8'9")**  
Double glazed windows rear and sides aspects, door to side aspect, space and plumbing for an American-style fridge/freezer, washing machine, tumble dryer.

**Bedroom: (11'11" x 11'11")**  
Double glazed windows to rear aspect, built-in wardrobes, carpeted flooring.

**Shower Room: (6'9" x 5'4")**  
Walk in corner shower cubicle, low level WC, hand wash basin, tiled walls and flooring, obscure double glazed window to rear aspect.

**First Floor Landing:**  
Carpeted and wood flooring, access to three bedrooms and family bathroom.

**Bedroom Two: (11'11" x 11'10")**

Double glazed window to side aspect, wood flooring, radiator.

**Bedroom Three: (20'1" x 8'8")**  
Two double glazed windows to front aspect, wood flooring, radiator.

**Bedroom Four: (12'11" x 8'3")**  
Double glazed window to rear aspect, wood flooring, radiator.

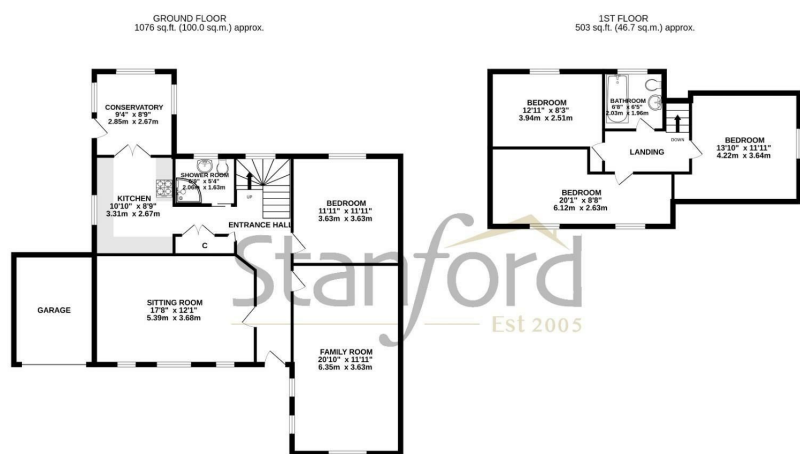
**Family Bathroom: (6'8" x 6'5")**  
Panel enclosed bath with shower over, low level WC, vanity hand wash basin with cupboards below, part tiled walls, obscure double glazed window to rear aspect, radiator.

**Front Garden:**  
Driveway providing ample off road parking and access to the garage to the left, pedestrian access to both sides of the property leading to rear garden, path to front door.

**Garage:**  
Power and solar light, double glazed window to rear aspect, up and over door.

**Rear Garden:**  
Generous sized secluded wide plot, mainly laid to landscaped lawn with well stocked mature flower and shrub borders, large patio seating and entertaining areas, further paved seating area, storage shed, panel fence surround and side access gate.

**Other Information:**  
Local Council: Eastleigh Borough Council  
Council Tax Band: D  
Sellers Position: No Forward Chain  
Local Primary School: St James C of E Infant/Junior School  
Secondary School: Wildern School



TOTAL FLOOR AREA - 1579 sq ft. (146.7 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors 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 services, systems and appliances shown here are not intended and no guarantee as to their condition or reference can be given. Made with Bluebeam 10/24



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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