



Southern Road - £595,000

Stanford  
EST 2005





Stanford Estate Agents are delighted to offer for sale this wonderful detached bungalow, perfectly situated on a large corner plot in this premier road and highly sought after area in West End. Ideally located within short walking distance of local schools, shops and amenities, this spacious property offers three double bedrooms, three reception rooms, a fitted kitchen and utility room, family bathroom and cloakroom. Benefits include a modern en suite shower room to the master bedroom, a secluded and well maintained wrap around garden, double garage and ample off road gated driveway parking. This really is a fabulous property that must be viewed to avoid disappointment.

**Directions**

**Entrance Hall:**  
Large grand hallway, two radiators, coved ceiling, doors to rooms.

**Living Room: (20'0 x 14'4")**  
Double glazed patio doors to side aspect, two double radiators, gas coal effect fireplace with brick surround, coved ceiling, open plan to dining room.

**Dining Room: (17'5" x 10'0)**  
Double glazed window to side aspect, patio sliding doors to conservatory, double radiator, coved ceiling, door to kitchen.

**Conservatory: (12'2" x 11'4")**  
uPVC double glazed construction with doors to rear aspect.

**Kitchen/Breakfast Room: (14'8" x 10'2")**  
Range of wall and base level units with contrasting worksurfaces, breakfast bar seating area, inset sink and drainer, gas hob and electric oven with extractor over, fitted cupboard, tiled flooring, double glazed window to rear aspect, door to garden, loft access, door to utility room.

**Utility Room: (10'2" x 7'2")**  
Worksurfaces with inset sink and drainer, space and plumbing for a washing machine and tumble dryer, double glazed windows to rear aspect, radiator, doors to front and rear aspect, tiled flooring, wall mounted boiler.

**Cloakroom:**  
Low level WC, wash hand basin, radiator, tiled walls and flooring, double glazed window to side aspect.

**Master Bedroom: (18'4" x 11'1")**  
Dual aspect double glazed windows to front and side aspect, two double radiators, coved ceiling, built in wardrobes, door to en suite.

**Ensuite Shower Room:**  
Walk in shower cubicle, low level WC, vanity wash hand basin with cupboards below, tiled walls, radiator, obscure double glazed window to side aspect.

**Bedroom Two: (14'4" x 11'4")**  
Dual aspect double glazed windows to front and side aspect, two radiators, smooth plaster ceiling to coving.

**Bedroom Three: (14'1" x 11'5")**  
Double glazed window to side aspect, radiator, coved ceiling, built in wardrobes.

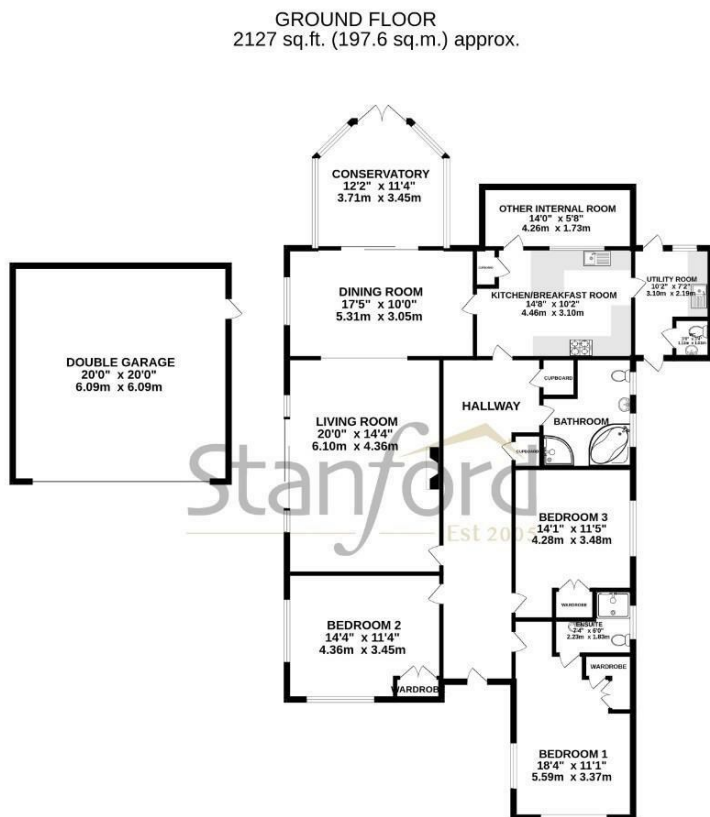
**Family Bathroom:**  
Four piece suite comprising panel enclosed corner bath with shower attachment, low level WC, pedestal hand wash basin, walk in shower cubicle, double radiator, tiled walls, obscure double glazed windows to side aspect.

**Front:**  
Gated entrance, attractive brick paved driveway providing ample off road parking, access to both sides of property, path to front door, access to the double garage.

**Double Garage-: (20'0 x 20'0)-**  
Metal up and over door, door to garden, power and light.

**Rear Garden:**  
Large secluded wrap around garden, mainly laid to lawn with mature flower and shrub borders, mature hedge surround, patio seating and entertaining space, storage sheds, summer house, side access to front.

**Other Information:**  
Local Council: Eastleigh Borough Council  
Council Tax Band: F  
Local Primary School: St James C of E Infant/Junior School  
Secondary School: Wildern School



TOTAL FLOOR AREA: 2127 sq.ft. (197.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Map courtesy of Google Maps



Energy Efficiency Rating	
Current	Potential
62	81

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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