



Stanford Estate Agents are delighted to offer with no forward chain, this impressive three/four bedroom detached chalet bungalow situated in the sought after location of Botley. This fantastic property offers spacious and versatile accommodation and boasts a 20ft sitting room, 15ft dining room, garage and ample driveway parking. An internal viewing is highly recommended.

Directions

Entrance Hall:
Smooth plaster ceiling, radiator, access to two cupboards with carpet flooring.

Sitting Room: (20'10" x 11'10")
Double glazed window to front and side aspects, radiator, carpet flooring.

Dining Room: (15'5" x 9'11")
Smooth plaster ceiling, double glazed sliding doors leading to conservatory, radiator, carpet flooring.

Conservatory: (14'0" x 9'0")
Double glazed windows to all aspects, with double doors leading to rear garden.

Kitchen: (11'9" x 9'11")
Smooth plaster ceiling, double glazed window to rear and side aspect, fitted with a modern range of wall and base level units with an integrated electric hob and double oven, space and plumbing for fridge and freezer.

Utility Room:
Space and plumbing for washing machine and tumble dryer.

Bathroom: (8'4" x 5'6")
Two obscure double glazed windows to side aspect, radiator, four piece bathroom suite comprising shower cubicle, panel enclosed bath, low level WC and hand wash basin.

Bedroom Two: (11'11" x 11'1")
Smooth plaster ceiling, double glazed window to front aspect, radiator, built-in wardrobe, carpet flooring.

First Floor Landing:
Smooth plaster ceiling, access to bedrooms and WC, carpet flooring.

Master Bedroom: (14'6" x 12'2")
double glazed window to rear aspect, eaves storage, radiator, carpet flooring.

Bedroom Three: (12'1" x 8'5")
Double glazed window to front aspect, built-in wardrobe, radiator, carpet flooring.

Bedroom Four/Office: (9'4" x 6'7")
Double glazed window to rear aspect, built-in wardrobe, radiator, carpet flooring.

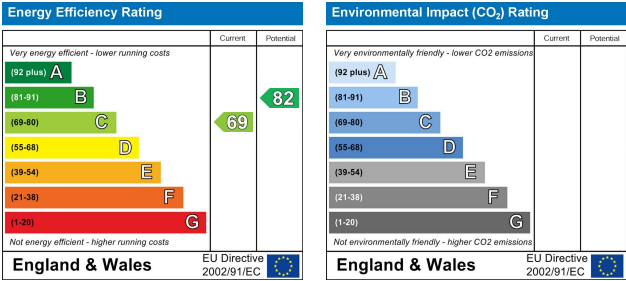
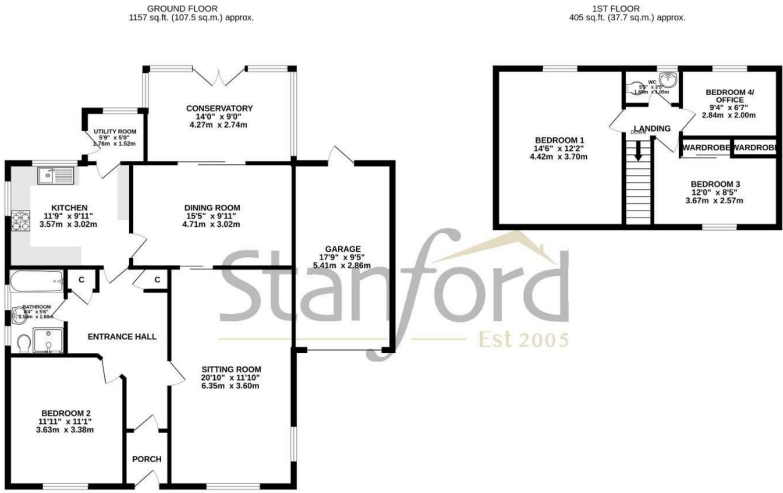
WC:
Low level WC, hand wash basin, obscure double glazed window to rear aspect.

Front Garden:
Paved driveway with ample off-road parking, also providing access to front door and garage.

Garage: (17'9" x 9'5")
Electric up and over door with power and lighting, door leading to rear garden.

Rear Garden:
Enclosed rear garden, mainly laid to lawn with paved patio seating area and mature hedge/shrub borders.

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: TBC
Sellers Position: No Forward Chain
Viewing: By Appointment



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on request. All loans secured on property, life assurance is usually required. This can be emailed on request.