



Stanford Estate Agents are delighted to offer for sale this lovely 1930's bay fronted detached family home, perfectly situated in this highly sought after location of Glenfield Avenue. Accommodation comprises four double bedrooms, two spacious reception rooms, a 15ft modern fitted kitchen, a sun room, an ultra modern family bathroom and downstairs cloakroom. Benefits include a secluded and well kept rear garden, a 17ft garage and a driveway providing ample off road parking. This really is a lovely family home and internal viewings are strongly recommended to avoid disappointment.

Directions

Porch:

Entrance Hall:
Stairs to first floor landing, double glazed windows to front aspect, double radiator, doors to other rooms

Cloakroom:
Low level WC, window to rear aspect.

Living Room: (15'6" x 12'0)
Double glazed bay fronted window, double radiator, wood flooring, coved ceiling, electric fireplace.

Dining Room: (12'6" x 12'0)
Wood flooring, double radiator, coved ceiling, sliding doors to:

Sun Room: (10'7" x 5'10")
Polycarbonate roof, double glazed sliding door to elevated patio area.

Kitchen: (15'3" x 9'3")
Range of modern wall and base level units with square edge granite worksurfaces, inset sink and drainer, ceramic hob and electric oven with extractor over, integrated dishwasher, space and plumbing for a washing machine and fridge/freezer, double glazed windows to rear and side aspect, part tiled walls, double radiator, tiled flooring, door to side aspect.

First Floor Landing:
Access to loft space, double glazed window to rear aspect, doors to bedrooms and family bathroom.

Master Bedroom; (15'4" x 12'0)
Double glazed bay fronted window, double radiator, built in wardrobes.

Bedroom Two: (12'6" x 12'0)
Double glazed window to rear aspect, double radiator, picture rail, built in wardrobes.

Bedroom Three: (12'2" x 8'6")
Double glazed window to front aspect, double radiator, wood laminate flooring, built in wardrobes.

Bedroom Four: (9'4" x 8'6")
Double glazed window to rear aspect, double radiator, picture rail.

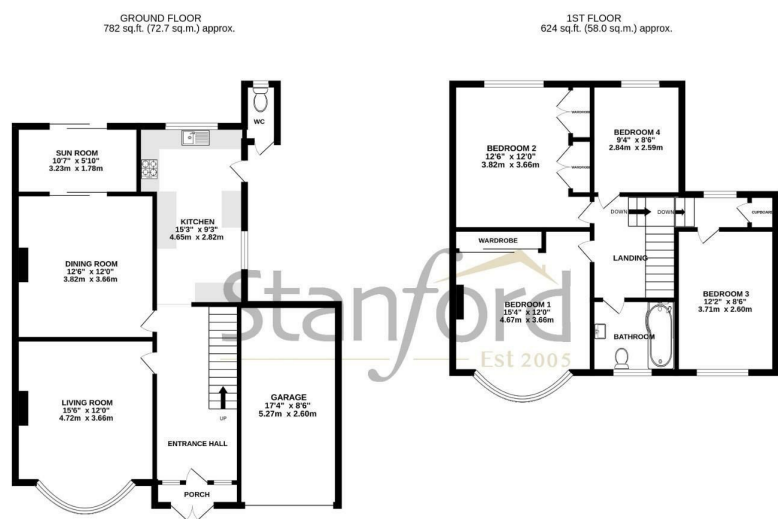
Bathroom - Modern suite comprising a panel enclosed bath with shower over, low level WC, hand wash basin with cupboards below, heated towel rail, tiled walls, double glazed window to front aspect

Front Garden:
Gated brick paved driveway providing ample off road parking, laid to lawn with mature shrub borders.

Rear Garden:
Secluded and well maintained, large patio seating and entertaining space, mainly laid to lawn with mature shrub borders, panel fence surround, raised decked seating area, side access gate, access to garage.

Garage: (17'4" x 8'6")
Metal up and over door, power and light.

Other Information:
Local Council: Southampton City Council
Council Tax Band: D
Sellers Position: Looking To Purchase A Property
Local Primary School: Glenfield Infant School/Beechwood Junior School
Secondary School: Bitterne Park School



TOTAL FLOOR AREA: 1407 sq ft (130.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, rooms and any other items are approximate and no responsibility is taken for any mis-interpretation or error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agent and appliances shown here are not bound and no guarantee as to their condition or reference can be given. Made with Blueprints 10025



| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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.