

Stanford Estate Agents are delighted to present this stunning semi-detached home, perfectly situated in this highly sought after cul-de-sac in West End. This fantastic property is immaculate throughout and boasts a 19ft sitting room, conservatory, utility room and driveway parking. An internal viewing is highly recommended.

Directions

Porch:
Wood effect laminate flooring, door leading to sitting room.

Sitting Room: (19'9" x 12'5")
Double glazed window to front aspect, fitted wood burner, radiator, wood effect flooring.

Kitchen: (12'5" x 7'5")
Double glazed window to rear aspect, radiator, door leading to conservatory. Fitted with a modern range of wall and base level units, contrasting worksurfaces, sink and drainer with mixer tap, five ring gas hob and electric oven with extractor hood over, built in fridge.

Conservatory: (11'9" x 8'4")
Double glazed windows to rear aspect and double glazed double doors leading to rear garden, two radiators with wood effect flooring.

Utility Room: (8'9" x 7'6")
Smooth plaster ceiling, radiator, wall and base units, with plumbing and space for appliances including washing machine, dryer and fridge/freezer.

Cloakroom:
Low level WC, hand wash basin and extractor fan, radiator.

First Floor Landing:
Double glazed windows to side, access to loft, radiator, carpet flooring.

Master Bedroom: (12'5" x 10'9")
Double glazed window to front aspect, radiator, carpet flooring.

Bedroom Two: (12'5" x 7'6")

Double glazed window to rear aspect, radiator, carpet flooring.

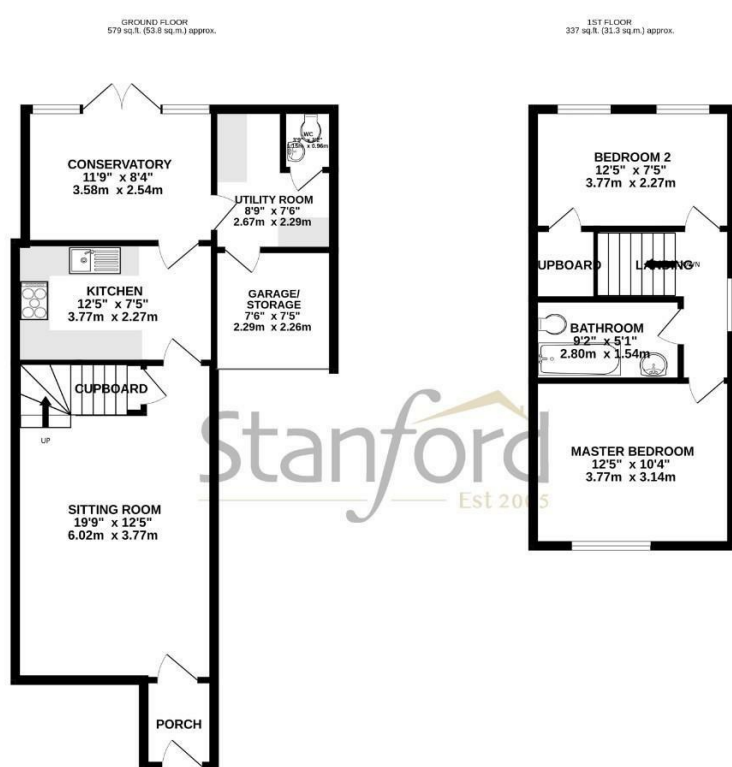
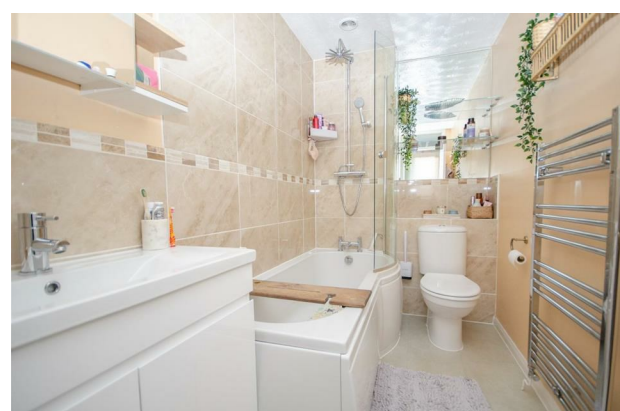
Bathroom: (9'2" x 5'1")
Modern and stylish bathroom suite comprising panel enclosed bath with shower over, low level WC, hand wash basin, heated towel rail and extractor.

Front Garden:
Driveway parking for two in tandem, small lawned area and footpath leading to front door.

Rear Garden:
Rear enclosed garden laid lawn with mature shrub borders and two paved seating areas.

Converted Garage/Storage: (7'6" x 7'5")
Up and over door with power and lighting.

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: C
Local Primary School: St James C Of E Primary School
Secondary School: Wildern School/Deer Park
EPC: D



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
68	85		

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

Environmental Impact (CO₂) Rating
Very environmentally friendly - lower CO₂ emissions
A (92 plus)
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