Sunningdale Gardens - £335,000

Stanford
Est 2005









31 Sunningdale Gardens, Southampton, SO18 5FH

Price Guide £335,000

Stanford Estate Agents are delighted to offer for sale this impressive and immaculately presented, bay fronted semi detached family home, perfectly located in this sought after area close to local schools, shops and amenities. This spacious property offers three decent sized bedrooms, two reception rooms, 17ft lean to/conservatory and a modern fitted kitchen and family bathroom. Benefits include a good sized well maintained and secluded garden, garage and a driveway providing ample off road parking. This fantastic family home is offered with no onward chain and would be perfect for the growing family. We already have much interest on this property and internal viewings are strongly recommended to avoid disappointment.

Entrance Hall:
Stairs up to first floor landing, radiator, wood effect flooring, under stairs cupboard, door to the lounge/diner.

Lounge: (13'1" x 11'0)
Double glazed bay fronted window, double radiator, electric fireplace, coved ceiling, feature obscure glass blocks to hallway, open plan to the dining area.

Dining Room: (13'9" x 11'0)
Double doors to lean to conservatory, double radiator, ceiling downlighters, wood effect flooring and open plan to the kitchen.

Kitchen: (9'10" x 8'0)
Range of modern high gloss wall and base level units with contrasting worksurfaces, inset sink and drainer, gas hob with extractor over, electric double oven, integrated fridge/freezer, space and plumbing for a washing machine, part tiled walls, ceiling downlighters, double glazed window to side aspect and wood effect flooring.

Lean to / Conservatory: (17'11" x 9'1")
Patio sliding doors to garden, glazed windows to all sides, tiled flooring.

First Floor Landing:
Double glazed window to side aspect, access to loft space, doors to bedrooms and family bathroom.

Principal Bedroom: (13'5" x 11'0)
Double glazed bay fronted window, radiator, and built in wardrobes.

Bedroom Two: (13’7" x 11'0)
Double glazed window to rear aspect, radiator and space for wardrobes.

Bedroom Three: (8'6" x 7'0)
Double glazed window to front aspect, radiator and cupboards.

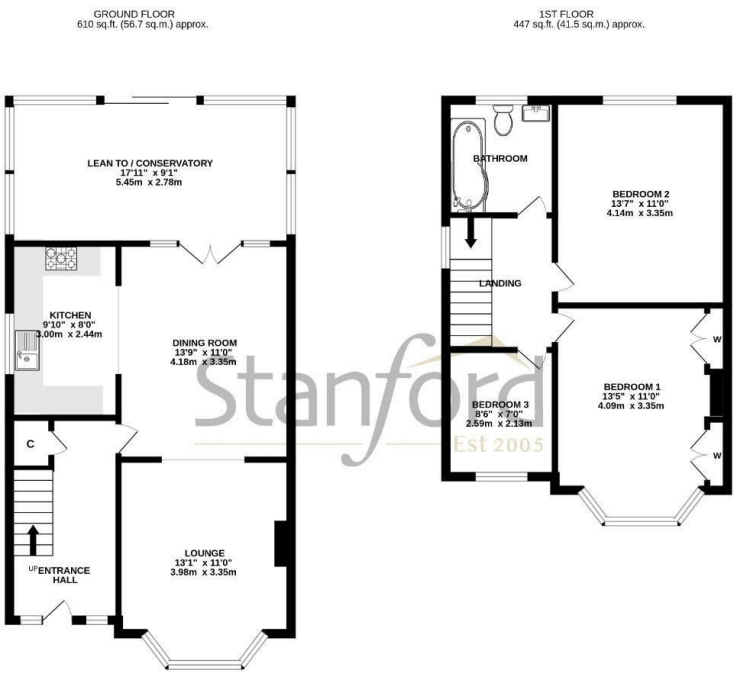
Family Bathroom:
Modern suite comprising panel enclosed bath with shower over and glazed screen, low level WC, large vanity hand wash basin with cupboards and drawers below, chrome heated towel rail, part tiled walls, ceiling downlighters and an obscure double glazed window to rear aspect.

Front Garden:
Driveway providing ample off road parking, laid to lawn with shrub borders, side access gate and access to the front door.

Rear Garden:
Good sized, well maintained and secluded garden, large patio seating and entertaining space, mainly laid to lawn with flower and shrub borders, panel fence surround, pond, side access gate and access to the garage.

Garage:
Metal up and over door, windows to side aspect, power and light.

Other Information:
Local Council: Southampton City Council
Council Tax Band: C
Local Primary School: Bitterne CE (VC) Primary School
Secondary School: Woodlands Community College/Bitterne Park School
Sellers position: No Forward Chain
Viewing: By Appointment Only



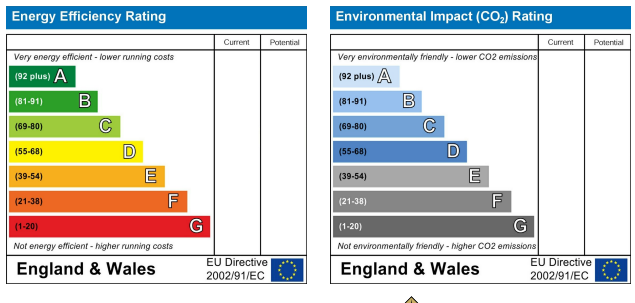












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