

Mill Gardens - £340,000

Stanford
Est 2005









40 Mill Gardens, West End, Southampton, SO18 3AG

Offers In Excess Of £340,000

Stanford Estate Agents are delighted to offer for sale this fantastic semi detached family home, perfectly located in this sought after area close to local schools, shops and amenities. This property offers two double bedrooms, a bright and airy 15ft living room, modern fitted kitchen, family bathroom and a downstairs cloakroom. Benefits include a good sized, southerly aspect secluded garden with a self contained annexe/bedroom/office and a driveway providing off road parking with EV charging point. This spacious property would make an ideal first time buy or downsize. 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, double radiator, under stairs cupboard, wood effect flooring, doors to rooms.

Cloakroom :
Suite comprising low level WC, pedestal hand wash basin, wood effect flooring, double radiator, smooth plaster ceiling and an double glazed window to side aspect.

Living Room: (15'4" x 13'5")
Wood effect flooring, double radiator, smooth plaster ceiling, double glazed window to rear aspect and French doors to the rear garden.

Kitchen: (11'11" x 8'6")
Range of modern fitted wall and base level units with contrasting worksurfaces, stainless steel sink and drainer, built in gas hob and electric oven with stainless steel extractor h over, integrated dishwasher and washing machine, space for a fridge freezer, wood effect flooring, ceiling downlighters, double glazed window to front aspect.

First Floor Landing:
Access to half boarded loft space, doors to bedrooms and bathroom.

Bedroom One: (14'5" x 11'9")
Two double glazed windows to front aspect, double radiator, smooth plaster ceiling and built in wardrobes.

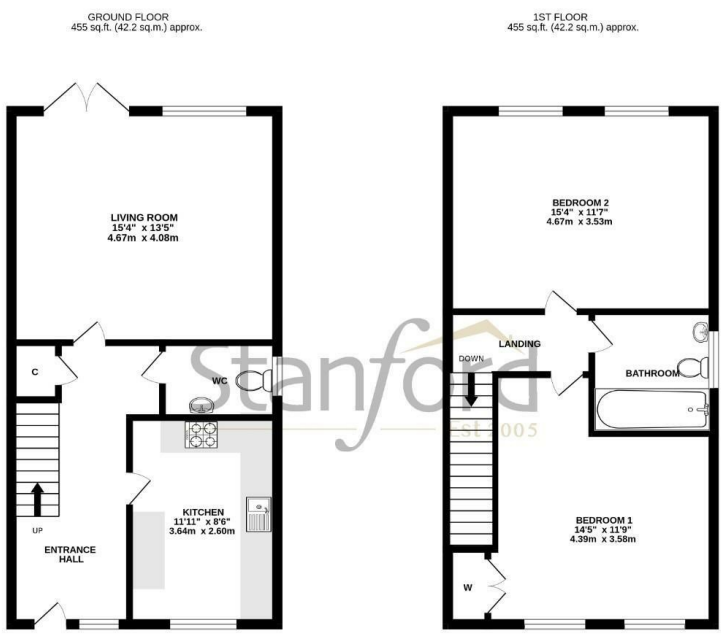
Bedroom Two: (15’4" x 11'7")
Two double glazed windows to rear aspect, double radiator, smooth plaster ceiling and ample space for wardrobes.

Bathroom:
Modern suite comprising panel enclosed bath with shower over and glazed screen, low level WC, pedestal hand wash basin, heated towel rail, part tiled walls, ceiling downlighters and an obscure double glazed window to side aspect.

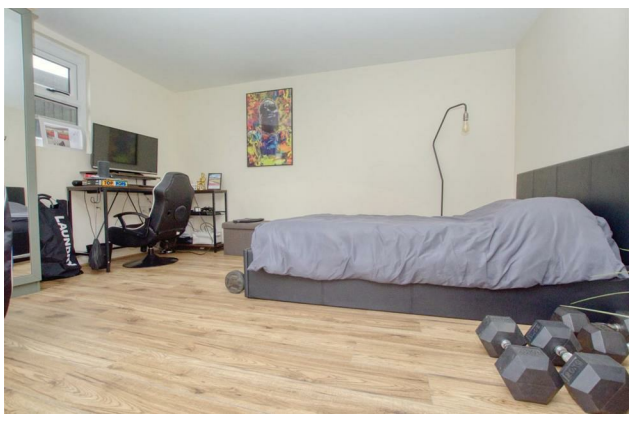
Front:
Brick paved driveway providing off road parking, side access gate and access to the front door.

Rear Garden:
Good sized landscaped and secluded garden, mainly laid to artificial lawn, patio seating and entertaining space, shed, panel fence surround, side access gate and access to the fabulous self contained annexe/office

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: C
Sellers Position: Looking To Purchase A Property
Local Primary School: St James C Of E Primary School
Secondary School: Wildern School/Deer Park



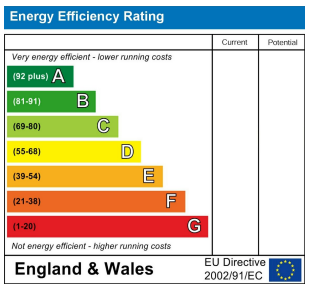


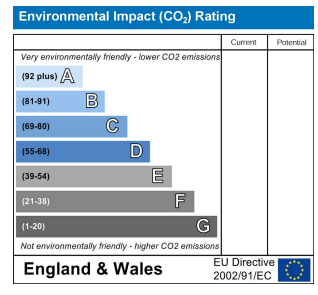












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