Oak Vale - £850,000

Stanford
Est 2005









30 Oak Vale, West End, Southampton, SO30 3SF

Offers In Excess Of £850,000

Stanford Estate Agents are delighted to present this, rare to market, stunning and spacious six bedroom detached house with a two bedroom attached annexe, situated in this sought after location of West End. This fantastic property further benefits from three receptions rooms, two en-suites, three bathrooms, fabulous kitchen, large secluded rear garden, double detached garage and ample driveway parking.

Porch:
Double glazed windows to side aspect, door leading to entrance hall.

Entrance Hall:
Smooth plaster ceiling, access to all rooms, stairs leading to the first floor.

Sitting/Dining Room: (25'9" x 12'6")
Smooth plaster ceiling, three double glazed windows to front and side aspects, two radiators, wood effect flooring, double doors leading to the family room.

Family Room: (19'9" x 15'3")
Smooth plaster ceiling, double glazed window to rear aspect, two radiators, carpet flooring, double doors leading to the rear garden, and a door leading to the hall with stairs leading to the first floor of the annexe.

First Floor Landing:
Double glazed window to rear aspect, access to all rooms and storage cupboard.

Bedroom Seven: (13'2" x 9'8")
Double glazed window to rear aspect, built in wardrobes, radiator and carpet flooring.

Bedroom Eight: (13'2" x 9'7")
Double glazed window to side aspect, built in wardrobes, radiator and carpet flooring.

Bathroom: (6'4" x 5'10")
Smooth plaster ceiling, double glazed window to front aspect, panel enclosed bath with shower over, low level WC, hand wash basin and heated towel rail.

Lounge: (12'9" x 9'6")
Smooth plaster ceiling, double glazed window to front aspect, radiator, wood effect flooring.

Kitchen/Breakfast Room: (15'10" x 12'7")
Smooth plaster ceiling, two double glazed windows to side and rear aspects, tiled flooring, stunning fitted kitchen with a range of wall and base units with matching centre island, inset sink with mixer tap. integrated appliances comprising gas hob with extractor over, double electric oven, dishwasher, microwave and wine cooler, inset sink and with mixer tap.

Utility Room:
Smooth plaster ceiling, double glazed window to rear aspect, door leading to rear garden, fitted with a range of wall and base units with space and plumbing for an American style fridge/freezer, washing machine and tumble dryer.

Cloakroom:
Smooth plaster ceiling, low level WC and hand wash basin.

First Floor Landing:
Smooth plaster ceiling, stairs leading to second floor, access to all rooms.

Principal Bedroom: (16'6" x 12'7")
Smooth plaster ceiling, two double glazed windows to side aspect, built in wardrobes, radiator and carpet flooring.

Principal En-Suite: (7'0 x 6'5")
Smooth plaster ceiling, double glazed window to rear aspect, suite comprising panel enclosed bath with shower over, low level WC, hand wash basin and heated towel rail.

Bedroom Two: (12'9" x 12'7")
Smooth plaster ceiling, double glazed window to rear aspect, built in wardrobes, radiator and carpet flooring.

En-Suite:
Obscure double glazed window to side aspect, stylish suite comprising shower cubicle, low level WC, hand wash basin and heated towel rail.

Bedroom Three: (12'9" x 9'6")
Smooth plaster ceiling, double glazed window to front aspect, radiator and carpet flooring.

Bedroom Four: (12'7" x 9'0)
Smooth plaster ceiling, double glazed window to front aspect, radiator and carpet flooring.

Family Bathroom: (7'0 x 5'6")
Smooth plaster ceiling, double glazed window to front aspect, suite comprising panel enclosed bath with shower over, low level WC, hand wash basin and heated towel rail.

Second Floor Landing:
Smooth plaster ceiling, Velux window to rear aspect, access to all rooms.

Bedroom 5: (16'10" x 12'8")
Smooth plaster ceiling, double glazed window to side aspect and Velux window to rear aspect, radiator and carpet flooring.

Bedroom 6: (16'10" x 12'7")
Smooth plaster ceiling, double glazed window to side aspect radiator and carpet flooring.

Play Room: (25'0 x 9'9")
Smooth plaster ceiling, double glazed window to rear aspect, and Velux window to side aspect.

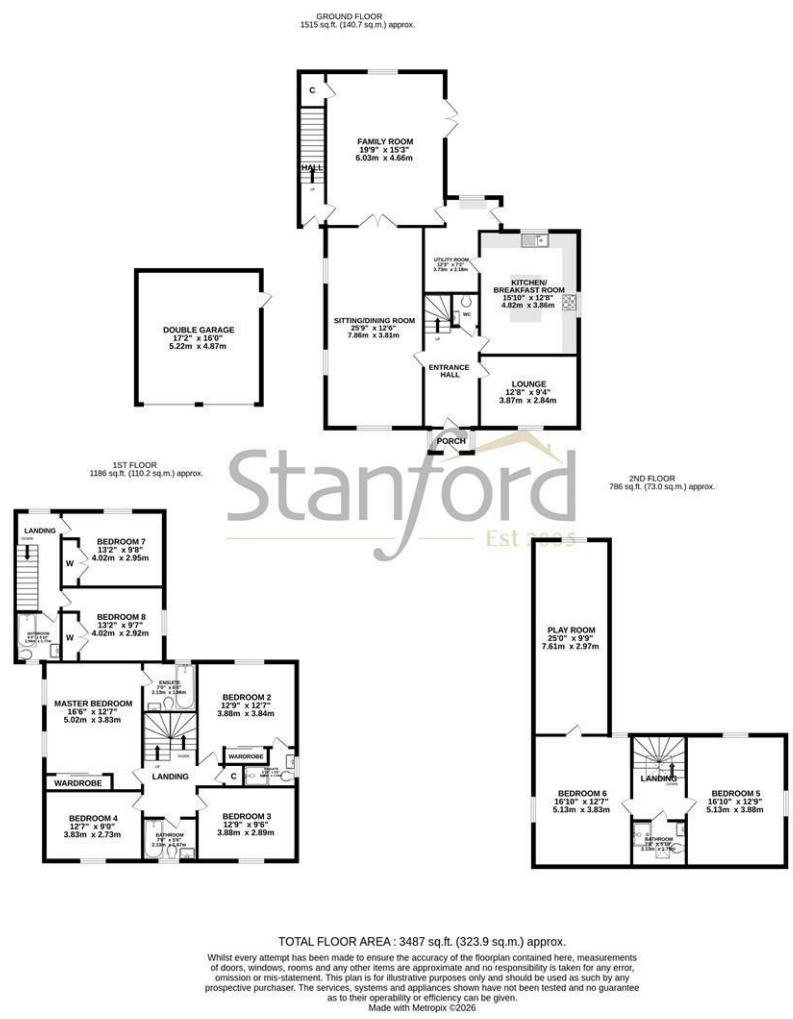
Bathroom:
Smooth plaster ceiling, Velux window to front aspect, shower cubicle, low level WC, hand wash basin and heated towel rail.

Front Garden:
Ample off road parking for multiple vehicles with access to the detached double garage and pedestrian side access.

Double Garage: (17'2" x 16'0)
Two electric roller doors, power and lighting with a door to side aspect.

Rear Garden:
A sizeable, secluded rear garden with a large paved patio perfect for a seating, entertaining and al fresco dining. Decked stairs leading to large expanse of lawn with fence panel borders.

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: F
Sellers Position: Looking To Purchase A Property
Local Primary School: Saint James Ce Primary School
Secondary School: Wildern School/Deer Park School



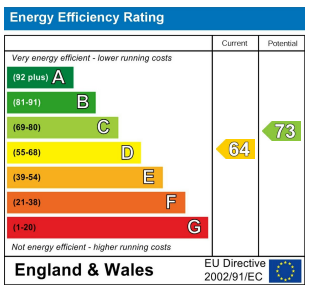


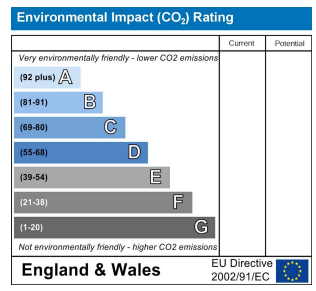












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