



39, Brookwood Avenue, SO50 9PH
£325,000

OFFERED WITH NO FORWARD CHAIN, a spacious & stylish 3/4 bedroom townhouse constructed by Linden Homes quality standards. The accommodation is arranged as ground floor hall, cloakroom, bedroom 4/study, first floor superb lounge/dining room & comprehensively fitted kitchen/breakfast room, and 3 bedrooms to the second floor with family bathroom and an en-suite shower room to the master bedroom. Gas central heating, double glazing, carefully planned gardens, garage.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

David Evans Estate Agents is the trading name of David Evans Estate Agents Ltd. Registered Office: 4 High Street, Eastleigh, SO50 5LA Registered in England No. 3484796 VAT No. 704 5882 29



These particulars, whilst believed to be accurate are a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property or any appliances or services at the property.

The property is accessed via a canopied entrance with courtesy lighting where a hardwood panelled door with double glazed upper panel & chrome furniture opens to the entrance hallway.

ENTRANCE HALLWAY

The hall has a staircase to the first floor landing with a useful cupboard below housing the electric meters and the circuit breaker box, a single panelled radiator, power points. Plain plastered and coved ceiling with two light points and a wired in smoke alarm. A personal door opens to the garage.

GROUND FLOOR CLOAKROOM

The cloakroom is fitted with a two piece white suite of close coupled dual flush WC and a pedestal wash hand basin with a mirror over. Single panelled radiator, obscure double glazed window, plain plastered ceiling with a light point.

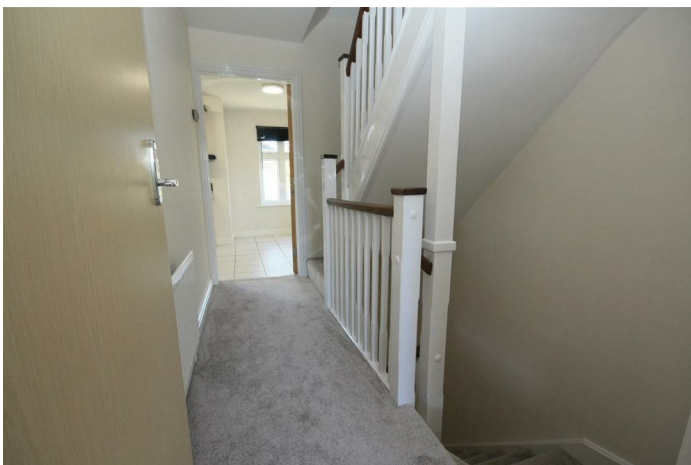
2ND RECEPTION ROOM / BEDROOM 4 15'10" x 7'5" (4.85 x 2.27)

A double glazed window overlooks the rear garden and a pair of double glazed French doors open to a rear patio and the garden. Double panelled radiator, power points, NTL telephone point, tv aerial point. Power points. Plain plastered ceiling with a light point.



FIRST FLOOR ACCOMODATION

accessed via a turning staircase and the landing has a single panelled radiator, plain plastered ceiling with a light point and a wired in smoke alarm. Wall mounted Sunvic central heating thermostat. A door opens to the lounge/dining room, a door to the kitchen/breakfast room and a further staircase leads to the second floor landing.



LOUNGE / DINING ROOM



LOUNGE AREA 15'1" x 8'6" (4.61 x 2.60)

A very spacious and light L-shaped lounge/dining room (measured here in two areas) with a pair of double glazed french doors opening to a juliet balcony and double glazed windows to the rear aspect.

DINING AREA 7'5" x 7'4" (2.28 x 2.25)

Power points, two double panelled radiators, wiring for surround sound, NTL aerial point, telephone point. The ceiling is plain plastered and coved and has two light points. Two wall light points.

KITCHEN AREA 10'8" x 8'6" (3.26 x 2.60)

The kitchen is comprehensively fitted with quality wall and base units and solid granite work surfaces incorporating a draining area to a stainless steel one and a half bowl sink with a mono bloc tap over. The wall units incorporate a double frosted display cabinet and a wine storage area is incorporated. Integrated equipment provides a fridge and freezer, a Bosch built in stainless steel double oven and a four burner ceramic hob, stainless steel splashback with Bosch extractor hood above, integrated dishwasher, and a washing machine. Ceramic floor tiling, splashbacks matching the work surfaces. Power points, plain plastered ceiling with a light point, Vortice extractor fan. Double glazed window to the front aspect.



BREAKFAST AREA 10'0" x 7'6" max (3.05 x 2.30 max)

The breakfasting area has a continuation of the ceramic floor

tiling, a double panelled radiator and ample space for a table setting. Further power points, further ceiling light point. A corner cupboard houses a Gloworm combination gas boiler serving the domestic hot water supply and the central heating. Double glazed window to the front aspect.



BEDROOM 2 10'3" + recess x 8'6" (3.14 + recess x 2.60)

Double glazed window to the rear elevation, single panelled radiator, power points, tv aerial point, telephone point, plain plastered ceiling with a light point.

SECOND FLOOR ACCOMODATION

Accessed from the first floor landing by a turning staircase and the landing has plain plastered ceiling with a light point and a wired in smoke alarm, and hatch access is provided to the roof void. An airing cupboard is built above the stairwell and has an electric bar heater and slatted linen shelving.

MASTER BEDROOM 11'6" x 9'2" into recess (3.52 x 2.80 into recess)

A double glazed window overlooks the front garden. Single panelled radiator, power points, tv aerial point, telephone point and the ceiling is plain plastered and coved and has a light point. A fitted wardrobe has hanging rail and shelf above. A door opens to an en-suite facility.



BEDROOM 3 7'5" x 6'11" (2.28 x 2.13)

Double glazed window to the rear elevation, single panelled radiator, power points, tv aerial point, telephone point, plain plastered ceiling with a light point.

EN-SUITE SHOWER ROOM

Fitted with a shower cubicle with a folding screen and a plumbed in Aqualisa shower, a pedestal wash hand basin with tiled splashback and a close coupled dual flush wc. Single panelled radiator, plain plastered ceiling with a light point and a Vortice extractor fan. Shaver's light.



BATHROOM

The family bathroom is fitted with a three piece white suite of panelled bath with handrails, mixer tap/shower attachment,

pedestal wash hand basin with splashback and a close coupled dual flush WC. Wall mounted shaver light, plain plastered ceiling with a light point and a Vortice extractor fan. Single panelled radiator.



EXTERNALLY

TO THE FRONT

A tarmacadamed drive leads to an integral garage and a flagstone path runs beside an area with a decorative stone chippings

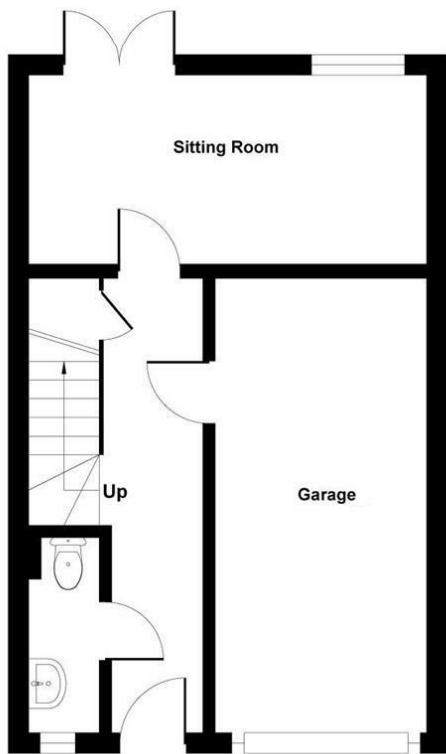
REAR GARDEN

The rear garden is fully enclosed by timber fencing and gated rear pedestrian access is provided. The garden has been hard landscaped with areas of paving, stone chippings, sleepers and with decking providing a pleasant seating area. Outside tap and courtesy light.

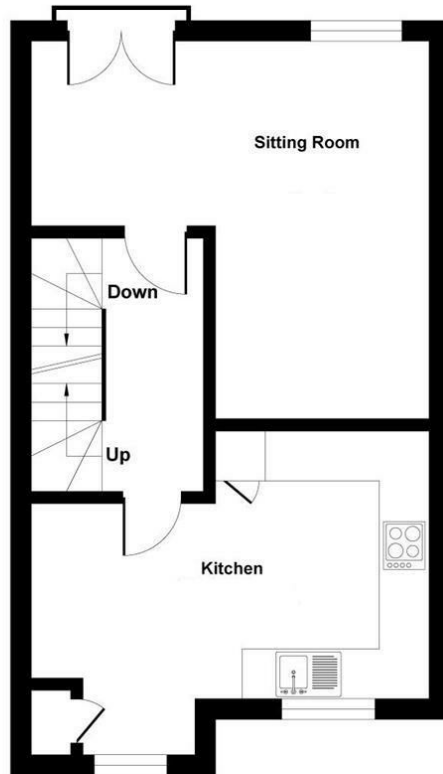
GARAGE 18'2" x 8'5" (5.56 x 2.57)

The garage has a metal up and over door, plain plastered ceiling with a light point, power points. A personal door returns to the hallway.

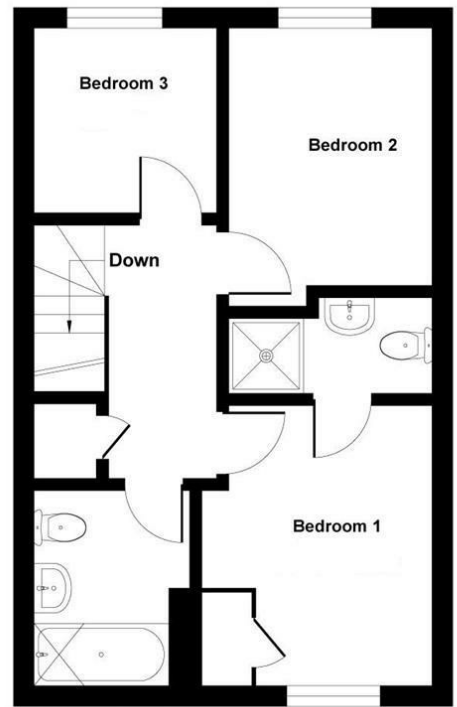




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

