



**Oak Vale, West End, SO30 3SE**

## **welcome to**

### **Oak Vale**

Detached family home situated in a cul de sac location in West End close to local amenities and motorway links. The property benefits from lounge, kitchen, double glazed conservatory, master bedroom with dressing room and en-suite, double garage and corner plot garden. Viewings highly recommended!

#### **Entrance Porch**

Double glazed door leading to enclosed porch and door leading to hall.

#### **Hallway**

Stairs to first floor landing, under stairs cupboard, radiator and doors to:

#### **Cloakroom**

Low level wc, wash hand basin, tiled walls and radiator.

#### **Lounge**

22' 1" x 12' 11" ( 6.73m x 3.94m )

Double glazed bow window to front elevation, feature fireplace, radiator and double glazed patio doors leading to conservatory.

#### **Study**

9' 7" x 9' 9" ( 2.92m x 2.97m )

Double glazed French doors leading to conservatory and radiator.

#### **Kitchen**

18' 8" x 9' 10" ( 5.69m x 3.00m )

Double glazed window to rear and side elevation and double glazed door to side, sink/drain unit with cupboard under, a further range of matching wall and base units, roll edge work surfaces, splash back tiling, built in double electric oven, gas hob with cooker hood over, breakfast bar area, plumbing for washing machine, space for tumble dryer, built in fridge/ freezer and dishwasher.

#### **Double Glazed Conservatory**

23' 9" x 11' 6" ( 7.24m x 3.51m )

Double glazed windows to side and rear elevation, double glazed French doors and door to side both leading to rear garden, tiled flooring and radiator.

#### **First Floor Landing**

Stairs from entrance hall to landing, loft access, cupboard and doors to:

#### **Bedroom One**

12' 10" x 11' 3" ( 3.91m x 3.43m )

Double glazed rear elevation, a range of built in double and single wardrobes, radiator and archway to:

#### **Dressing Area**

Built in double wardrobe, radiator and door to:

#### **En-Suite**

Double glazed obscure window to side elevation, tiled shower cubicle, low level wc, wash hand basin, tiled walls and radiator.

#### **Bedroom Two**

12' 1" x 9' 8" ( 3.68m x 2.95m )

Double glazed window to rear elevation, built in wardrobe and radiator.

#### **Bedroom Three**

12' 7" x 6' 5" ( 3.84m x 1.96m )

Double glazed window to front elevation and radiator.

#### **Bedroom Four**

7' 2" x 6' 1" ( 2.18m x 1.85m )

Double glazed window to rear elevation and radiator.

#### **Bathroom**

Double glazed obscure window to rear elevation, panel enclosed bath, low level wc, wash hand basin and radiator.

#### **Outside**

##### **Front**

Corner plot which is mainly laid to lawn with a range of mature trees and hedges, driveway providing off road parking leading to a double garage.

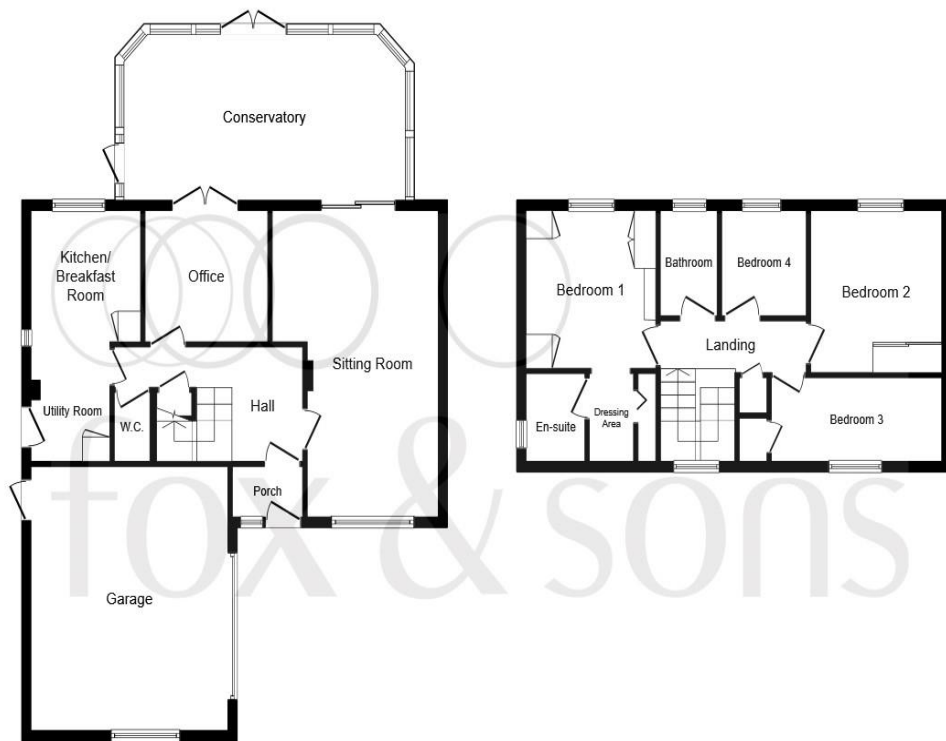
##### **Double Garage**

20' 6" x 17' 6" ( 6.25m x 5.33m )

Electric up and over door, power and light, boiler, double glazed window to side elevation and door leading to rear garden.

##### **Rear Garden**

Patio area adjacent to the property, mainly laid to lawn with flower and shrub border and enclosed by panel fencing.



**Ground Floor**

**First Floor**

This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

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## Oak Vale

- Four Bedroom Detached House
- Lounge & Kitchen
- Double Glazed Conservatory
- Master Bedroom With En-Suite & Dressing Room
- Double Garage & Corner Plot Garden

Tenure: Freehold EPC Rating: D

offers in excess of

**£450,000**



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**01489 785269**



[hedgeend@fox-and-sons.co.uk](mailto:hedgeend@fox-and-sons.co.uk)



5 St Johns Road, HEDGE END, Hampshire,  
SO30 4AA



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)