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25 Oak Road, Woolston, Southampton, SO19 9BQ

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Guide Price £560,000

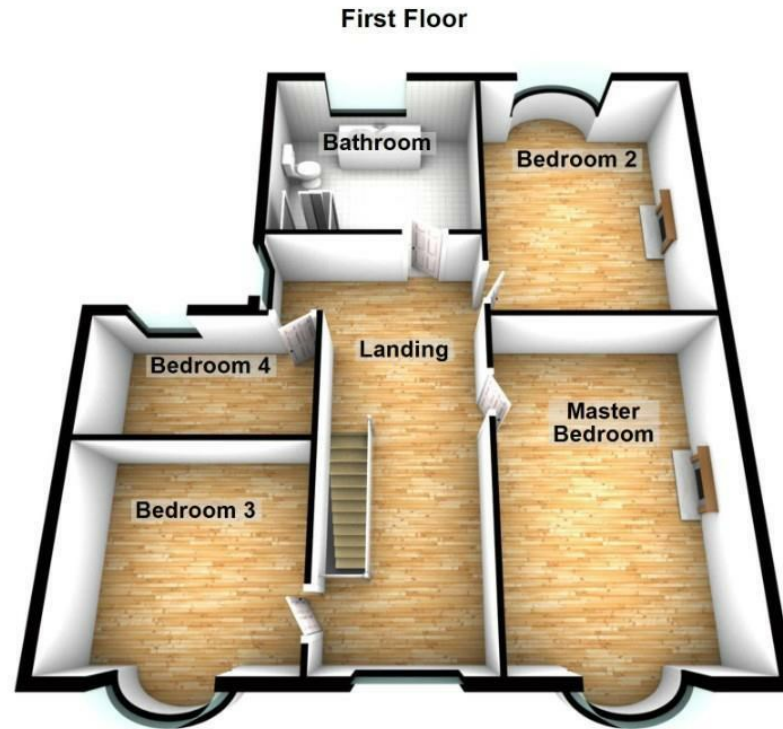
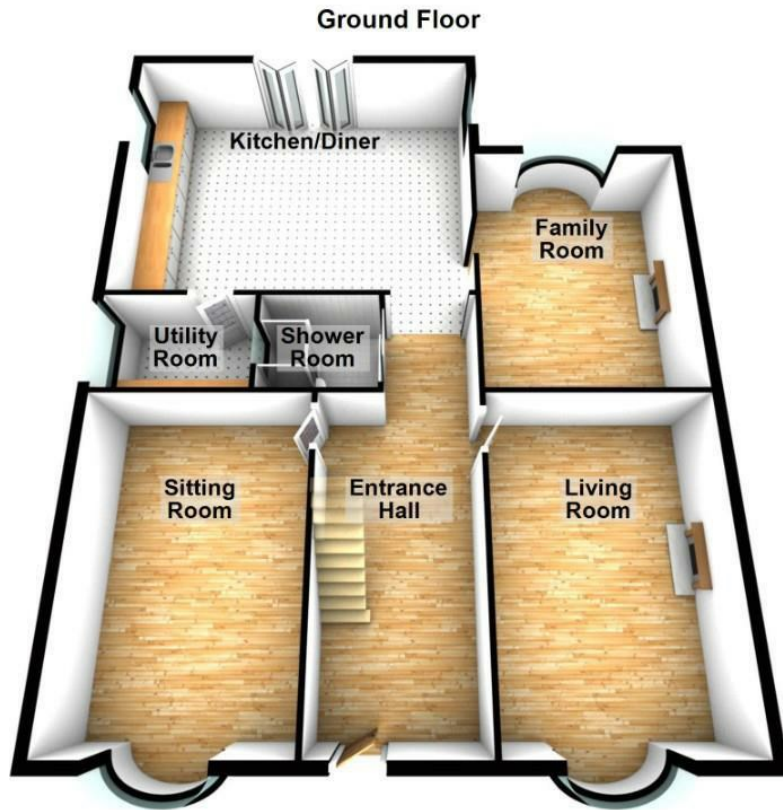
\*\*\*GUIDE PRICE £560,000-£570,000\*\*\*

Welcome to this attractive, four bedroom detached property located on Oak Road, Woolston. This delightful house offers a wonderful opportunity for those seeking a substantial family home and garden.

This double fronted property boasts a traditional British charm with its period architecture and well-maintained exterior. The interior features three spacious reception rooms that are filled with natural light, creating a bright and airy ambiance throughout. Further features include a 21ft kitchen diner with bi fold doors and wood burning stove and a downstairs shower room. While upstairs offers four bedrooms and a large modern family bathroom suite. There is a gated garden and hard-standing / potential off road parking to the front as well as a generous well maintained rear garden with a workshop / home office.

The property's location in Woolston offers easy access to a variety of amenities including shops, restaurants, and schools, making it an ideal choice for families. Additionally, the convenient transport links in the area make it easy to travel to Southampton city centre and beyond.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	80
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	

### Front Approach

Gated garden and hard-standing with potential parking for several vehicles, pathway to front door, remainder laid to lawn.

### Entrance Hall

Composite front door, double radiator, laminate flooring, stairs to first floor landing, sliding door to Shower Room, open plan to Kitchen/Diner, doors to:

### Sitting Room

18' x 12'2"  
Double glazed bow window to front aspect, double radiator, laminate flooring.

### Living Room

18' x 12'4"  
Double glazed bow window to front aspect, wood burner stove with slate hearth and solid wood mantle over, double radiator, wood flooring.

### Utility Room

8'8" x 5'9"  
Fitted with base units with wood worktops over, ceramic sink, space and plumbing for washing machine, space for fridge/freezer and tumble dryer, double glazed window to side aspect, tiled flooring, door to:

### Shower Room

Tiled shower area with electric shower, pedestal wash hand basin and low-level WC, opaque double glazed window to side aspect, double radiator.

### Kitchen/Diner

21'3" x 17'  
Fitted with a matching range of base and eye level units providing cupboard and drawer storage with wood worktops over, matching island unit and breakfast bar with inset ceramic hob, 1+1/2 bowl ceramic sink with single drainer and stainless steel swan neck mixer tap, integrated dishwasher, built-in eye level double oven,

lamine flooring, recessed ceiling spotlights, wood burning stove with slate hearth, two double glazed windows to side aspect, double glazed sliding bi-fold doors to garden, open plan to:

### Family Room

15'8" x 12'4"  
Double glazed bow window to rear aspect, fireplace, double radiator, laminate flooring, coving to ceiling.

### First Floor Landing

Double glazed window to front aspect, fitted carpet, access to loft hatch, doors to:

### Master Bedroom

18' x 12'4"  
Double glazed bow window to front, double radiator, fitted carpet, coving to ceiling.

### Bedroom 2

15'8" x 12'4"  
Double glazed bow window to rear, two double radiators, fitted carpet, coving to ceiling.

### Bedroom 3

12'2" x 11'  
Double glazed bow window to front, double radiator, fitted carpet, coving to ceiling.

### Bedroom 4

12'2" x 6'8"  
Double glazed window to rear, double radiator, fitted carpet, coving to ceiling

### Bathroom

Fitted with four piece white suite comprising deep roll top bath with ornamental feet, pedestal wash hand basin, tiled shower enclosure shower over and glass screen and low-level WC, heated towel rail, opaque double glazed window to rear aspect, tiled flooring, recessed ceiling spotlights.


### Rear Garden

Enclosed by brick wall and wooden fence to rear and sides, mainly laid to lawn with planted flower beds and borders, raised decking leading from Kitchen Diner, gated side access, garden shed and access to annex / workshop

### Annex / Workshop

Double glazed window and door to front aspect, double glazed window and door to side aspect, fitted carpet, power and light.

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(1-20) <b>G</b>		
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





