

HUNTERS[®]

HERE TO GET *you* THERE



Sylvan Avenue

Southampton, SO19 5JU

Guide Price £350,000



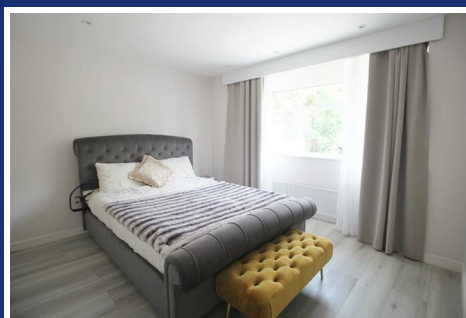
Council Tax: C



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Porch

Metal composition front door leading to Porch with fitted bench seat and space for coats and shoes. Opening to:

Entrance Hallway

Obscured double glazed window to side aspect, radiator, vinyl flooring with underfloor heating, ceiling spotlights, opening to Open Plan Living, doors to:

Master Bedroom

12'2" x 10'1" max (3.71m x 3.07m max)
Double glazed bay window to front, radiator, laminate flooring, ceiling spotlights.

Bedroom 2

10'5" x 8'8" (3.18m x 2.64m)
Double glazed window to side, laminate flooring, radiator, ceiling spotlights.

Bedroom 3

9'8" x 5'7" (2.95m x 1.70m)
Obscured double glazed window to side aspect, laminate flooring, radiator, ceiling spotlights

Open Plan Living Space

21'10" x 19'5" (6.65m x 5.92m)
Kitchen area; Double glazed window to rear aspect. Fitted with a matching range of eye and base level units providing cupboard and drawer storage with work top over and tiled splash backs, matching island inset with sink unit and drainer with mixer tap over, cupboard storage under. Built-in electric oven and four ring gas hob with designer extractor over. Integral dishwasher, integral fridge freezer, integral washing machine. Concealed wall mounted combination boiler. Herringbone style vinyl flooring

with underfloor heating.

Living area; Double glazed sliding door to Conservatory, double glazed window to side aspect. Tiled beams, ceiling spotlights,, herringbone style vinyl flooring with under floor heating.

Shower Room

Fitted with a modern three piece suite comprising, double shower cubicle with sliding glass doors, inset vanity wash hand basin with storage under and concealed flush WC, obscured double glazed window to side aspect, tiled surrounds and cushioned vinyl flooring, radiator.

Conservatory

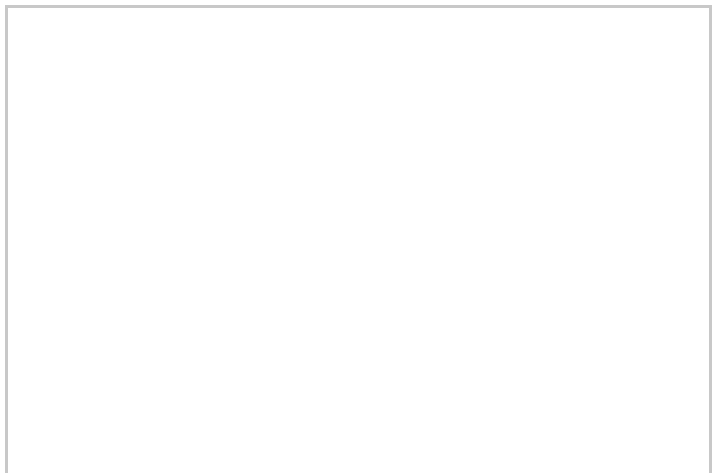
Brick and double glazed construction with space for tumble dryer, laminate flooring, double glazed door to rear garden.

Front Approach

Gravelled driveway providing parking for at least two vehicles, stepping stone pathway to front door. Side access.

Rear Garden

Good sized rear garden enclosed with wooden panel fencing. Steps down from Conservatory to a hard-standing and paved patio with pathway leading to additional patio area. Remainder laid to lawn.



Road Map



Hybrid Map



Terrain Map



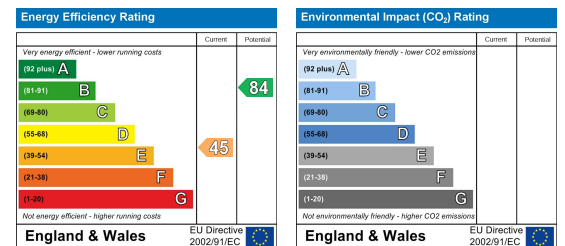
Floor Plan



Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.