



26 St. Andrews Road, Botley - SO32 2ST

Guide Price £550,000

WHITE & GUARD

# 26 St. Andrews Road

Botley, Southampton

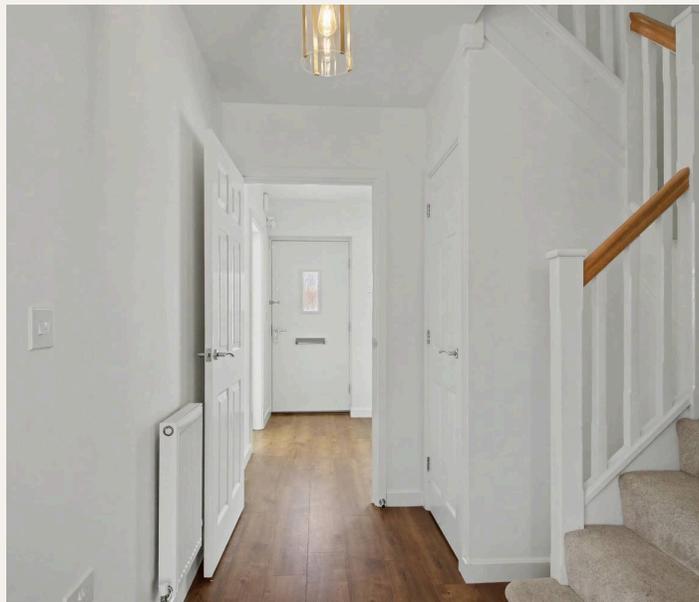
## INTRODUCTION

This attractive and well-presented property offers a perfect balance of comfort, space, and practicality, making it an ideal home for modern living. Whether you're a growing family in need of extra room, a professional couple seeking a peaceful retreat, or someone looking to settle into a welcoming community, this home provides a versatile and inviting environment to suit a variety of lifestyles.

## LOCATION

Situated in a desirable and convenient area, the property benefits from excellent access to local amenities, including shops, schools, and transport links. The neighbourhood offers a strong sense of community, while still providing easy connections to nearby towns and city centers. Green spaces and leisure facilities are also within close reach, making it an appealing location for both relaxation and everyday convenience.

- EASTLEIGH BOROUGH COUNCIL BAND F
- EPC RATING B
- FREEHOLD
- DETACHED HOME
- THREE BEDROOMS
- 25FT KITCHEN/DINING AREA
- ENCLOSED REAR GARDEN
- AMPLE OFF ROAD PARKING
- GARAGE





## INSIDE

Stepping inside, the property reveals a thoughtfully designed layout that maximises both space and natural light throughout. The main living area is bright and welcoming, offering a comfortable setting for both everyday living and entertaining, with ample room for seating and dining. Large windows allow natural light to flow in, creating a warm and airy atmosphere.

The kitchen is well-appointed and practical, featuring a good range of fitted units, generous worktop space, and room for modern appliances. It provides an ideal hub of the home, whether for preparing family meals or socialising with guests. Depending on the layout, there may also be space for a breakfast table or casual dining area, adding to its versatility.

Upstairs, the bedrooms are well-proportioned and offer flexible accommodation to suit a variety of needs, whether as sleeping quarters, a home office, or hobby space. Each room provides a comfortable and private retreat, with pleasant outlooks and space for storage. The bathroom facilities are finished to a good standard, offering a clean and functional space to unwind, with potential for personalisation if desired.

Overall, the interior has been arranged to support a relaxed and practical lifestyle, with a natural flow between rooms that enhances both comfort and usability.



## OUTSIDE

Externally, the property continues to impress with ample parking available for several vehicles, along with a garage providing additional storage or workspace which is lined, plastered and complete with power. The enclosed rear garden offers a secure and private outdoor area, perfect for families, pets, or simply enjoying time outdoors.

## SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband; Full Fibre Broadband 1600 Mbps download speed 115 Mbps upload speed. This is based on information provided by Openreach.

Estate Service Charge is approximately £250 per year

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## ANTI-MONEY LAUNDERING REGULATIONS

**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

## DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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