



35 Tenterton Avenue, Southampton - SO19 9HT  
£400,000

WHITE & GUARD

# 35 Tenterton Avenue

## Southampton

Located in the highly sought-after area of Sholing, this extended four-bedroom detached house is presented to an excellent standard and offers an ideal opportunity for busy families seeking their forever home.

Positioned on a corner plot with a sunny garden, this property is expected to attract considerable interest, so early viewing is recommended. The accommodation includes a porch, entrance hall, spacious lounge, additional reception room, and a generous kitchen/diner. On the first floor, there are four bedrooms, including an ensuite to the master bedroom, as well as a large family bathroom. Further benefits include a wrap-around rear garden, garage and off-road parking for multiple vehicles.

### LOCATION

Weston is a small suburb on the south eastern side of Southampton, with the property benefiting from being within walking distance of local shops and amenities, along with being close to Weston Shore and the Royal Victoria Country Park. Bitterne with its thriving centre and railway station is also only minutes away, along with Southampton's city centre with its broad range of shops, restaurants, amenities and mainline railway station is within easy reach. Southampton Airport is also approx. twenty minutes away and all main motorway access routes are also close by, including M27, M3 and A3 to London.

- FOUR-BEDROOM SEMI DETACHED FAMILY HOME
- EXTENDED AND PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT
- SPACIOUS LOUNGE PLUS ADDITIONAL RECEPTION ROOM
- GENEROUS KITCHEN/DINER
- MASTER BEDROOM WITH ENSUITE
- GARAGE AND OFF-ROAD PARKING FOR MULTIPLE VEHICLES
- SUNNY WRAP-AROUND REAR GARDEN





## INSIDE

Entering directly into the porch, through the double glazed panelled front door, there is a double-glazed window to side aspect, laminate flooring and access to extended entrance hall. The entrance hall has laminate flooring, carpeted stairs to first floor and access to lounge and second reception room. The lounge has a large, double-glazed window (complete with fitted blinds), to front aspect, laminate flooring, logburner with fire place surround, TV point and a radiator to one wall. The second reception room has a double-glazed window (complete with blinds) to front aspect, laminate flooring, TV point and a radiator to one wall. The kitchen has a triple aspect, with three double-glazed windows (complete with fitted blinds) to rear aspect and a double-glazed door to rear aspect, leading to a sunny landscaped rear garden, laminate flooring and tiled splashback. Facilities consist of wall and base units with work surfaces over, 1 ½ sink/drainer, gas hob, double oven with extractor over, space for American style fridge/freezer, integrated dish washer, washing machine and tumble dryer.

The landing has fitted carpets, an airing cupboard, loft hatch and access to all further accommodation. The master bedroom has a dual aspect, with double glazed windows to front and side aspects, fitted carpets and a radiator to one wall. The en-suite has a double glazed, obscured window to rear aspect, tiled flooring, fully tiled walls, shower cubicle, wash hand basin, WC and heated towel rail. The second bedroom has a double-glazed window to front aspect, fitted carpets, fitted wardrobes and a radiator to one wall. The third bedroom has a double-glazed window to rear aspect, fitted carpets and a radiator to one wall. The fourth bedroom has a double-glazed window to front aspect, fitted carpets and a radiator to one wall. The family bathroom has an obscured double-glazed window to rear aspect, tiled flooring, fully tiled walls and a heated towel rail to one wall. Facilities consist of a bath with rain and hand held shower over, wash hand basin – complete with storage under, WC and fitted mirror.

## OUTSIDE

The garden is beautifully landscaped, split between lawn and raised patio area, array of flowers and shrubs, further lower patio for sunbathing, outside tap, rear access to garage and parking to the front there is a fence surround and stone hard standing for further parking (no drop kerb to front).

## SERVICES

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

Fibre Broadband is available with download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

- SOUTHAMPTON COUNCIL BAND C
- EPC RATING D
- FREEHOLD

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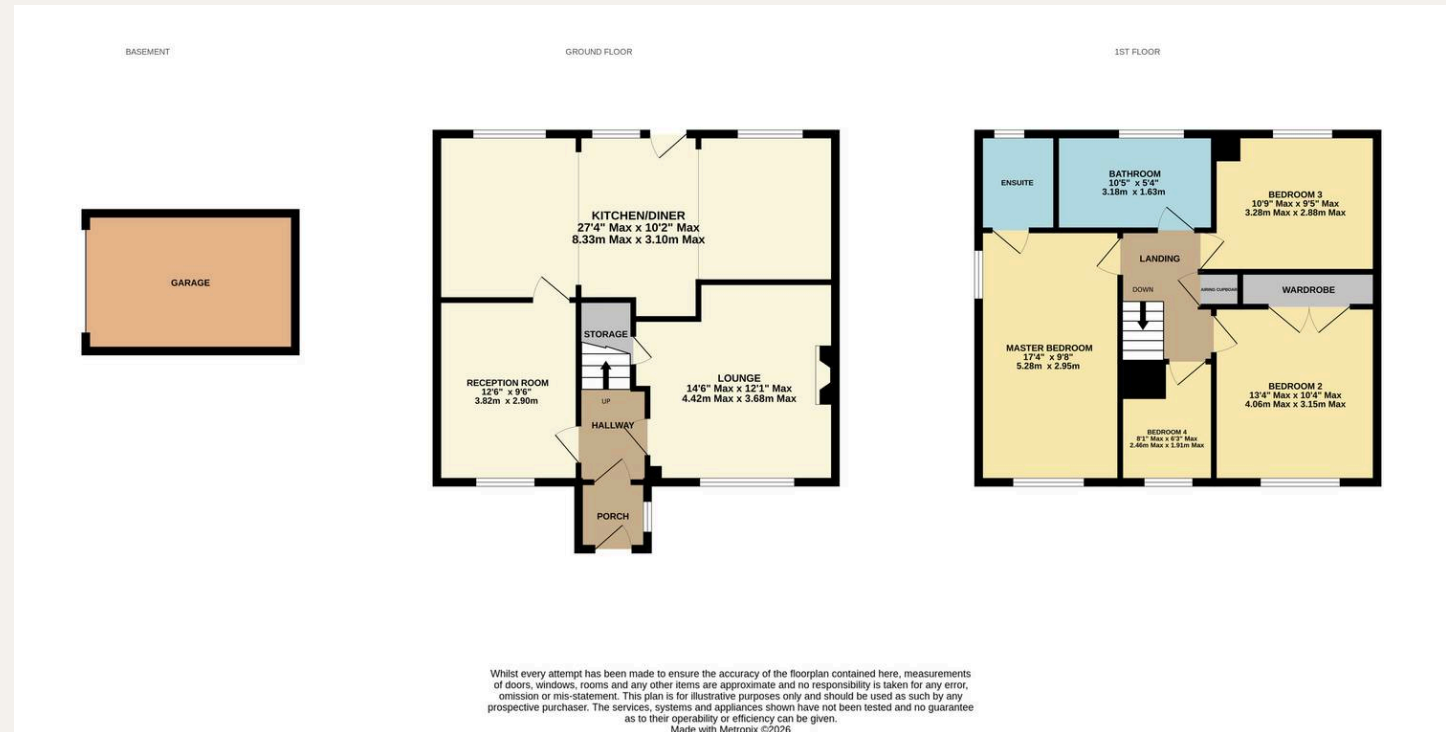
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**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per applicant.

**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 £40 + VAT for these checks 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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