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ESTATE AGENTS

Lumsden Avenue

Southampton, SO15 5EL

£545,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

Lumsden Avenue, Southampton, SO15 5EL

£545,000

DETACHED, EXCLUSIVITY.. Enfields Estate Agents are delighted to offer for sale this significantly extended and improved, five bedroom family home located in a sought after location in Shirley. The accommodation which boasts a host of character features comprises of; entrance hallway, lounge/office room, stunning kitchen leading into spacious dining room, newly added reception room with bi-folding doors leading into family garden and downstairs cloakroom, upstairs the house offers; five double bedrooms, master with en-suite and family bathroom with sauna room. Other benefits include a driveway, double glazing and gas central heating. Viewing is essential to appreciate everything this house has to offer.

ENTRANCE HALLWAY

RECEPTION ONE
4.486m x 3.864m (14' 9" x 12' 8")

RECEPTION TWO
7.018m x 3.672m (23' 0" x 12' 1")

RECEPTION THREE
6.394m x 3.345m (21' 0" x 11' 0")

CLOAKROOM

KITCHEN
4.491m x 2.852m (14' 9" x 9' 4")

MASTER BEDROOM
5.875m x 4.316m (19' 3" x 14' 2")

EN-SUITE

BEDROOM TWO
4.498m x 4.252m (14' 9" x 13' 11")

BEDROOM THREE
4.247m x 2.887m (13' 11" x 9' 6")

BEDROOM FOUR
4.823m x 2.986m (15' 10" x 9' 10")

BEDROOM FIVE
2.500m x 2.250m (8' 2" x 7' 5")

BATHROOM
2.801m x 2.425m (9' 2" x 7' 11")

LOCATION

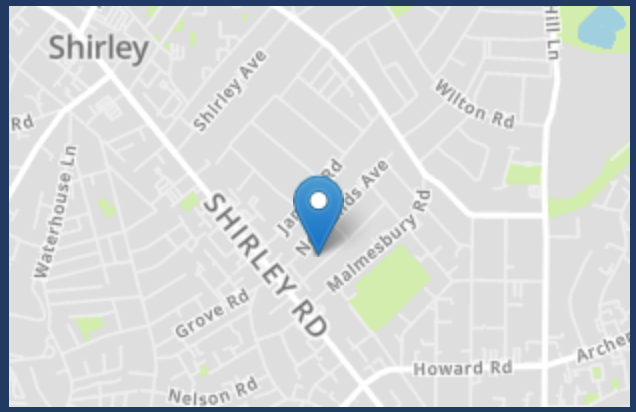
Lumsden Avenue is ideally situated for easy access to Shirley with its wide range of shopping facilities whilst the City Centre offers a more comprehensive range of shopping facilities including the West Quay shopping centre. Southampton also boasts a main line railway station providing access to London Waterloo whilst the M3 can be accessed via The Avenue and the M27 can be accessed via the Millbrook bypass. The Sports Centre along with Southampton Common which has over 300 acres of parkland provide recreational facilities.

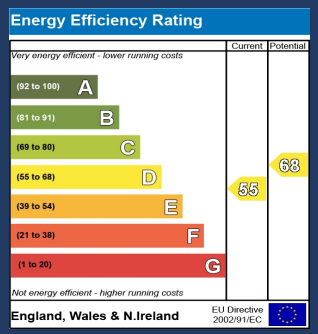
OUTSIDE INFORMATION

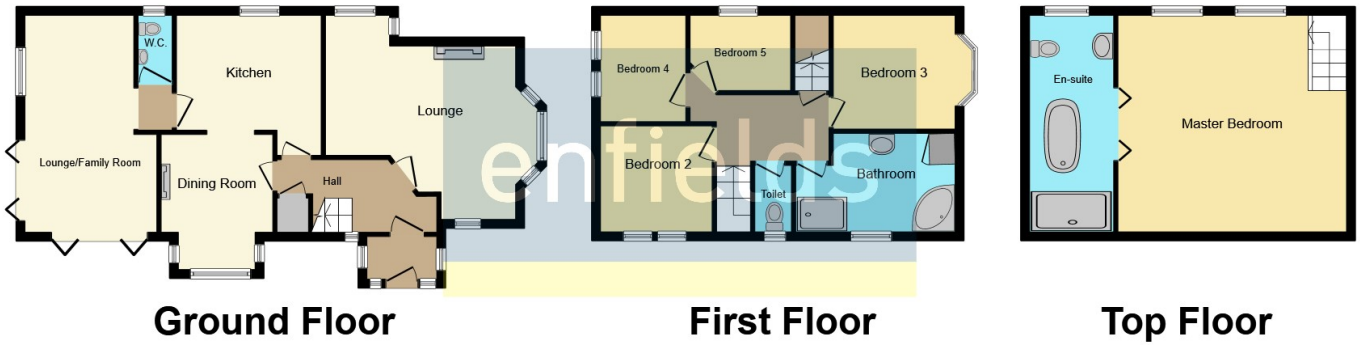
The property benefits from a private enclosed wrap around garden that is mainly laid to lawn at the front of the property with a patio seating area at the side and rear and side pedestrian access. The property also benefits from off road driveway

OTHER INFORMATION

Total floor area: 203 square metres
Tenure: Freehold
Seller Position: Looking To Forward Purchase
Heating: Gas central heating
Windows: Double glazing
Local Council: Southampton City Council 02380 833000







Ground Floor **First Floor** **Top Floor**

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

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SALES, LETTINGS & PROPERTY MANAGEMENT

The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and they will be pleased to check the position for you, especially if you are contemplating travelling some distance to view a property. Any mention of parking, allocated parking or off road has not been checked by the agent and the buyer is advised to seek verification from their legal representative. Confirmation of these draft property particulars is currently awaited from the vendor, therefore you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.