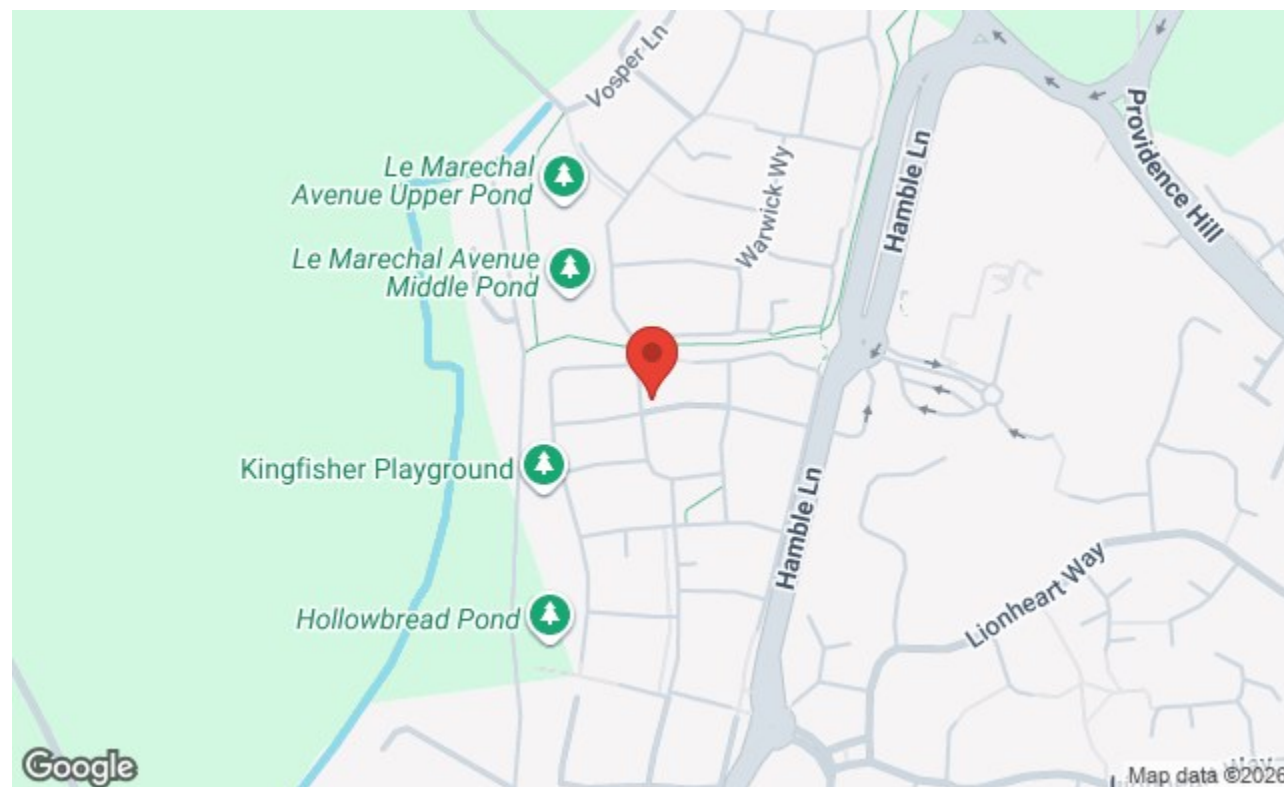


Le Marechal Avenue, Bursledon, Southampton, SO31

Approximate Area = 986 sq ft / 91.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1459085



79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500



Offers Over £400,000

Le Marechal Avenue, Southampton SO31 8LX



HIGHLIGHTS

- TRULY EXCEPTIONAL THREE BEDROOM DETACHED FAMILY HOME
- STUNNING SHOW HOME STYLE INTERIOR THROUGHOUT
- BEAUTIFULLY PRESENTED DUAL ASPECT LIVING ROOM
- CONTEMPORARY KITCHEN/DINING ROOM PERFECT FOR ENTERTAINING
- PRINCIPAL BEDROOM WITH STYLISH EN-SUITE SHOWER ROOM
- STRIKING BLACK FRAMED GLAZED INTERNAL DOORS
- STYLISH WALL PANELLING & UPGRADED BLACK DETAILING THROUGHOUT
- COVERED OUTSIDE SEATING / ENTERTAINING AREA
- EV CHARGER & SOLAR PANELS & DRIVEWAY PARKING
- IMMACULATE CONDITION — READY TO MOVE STRAIGHT INTO

BERNARDS ARE TRULY DELIGHTED TO OFFER THIS ABSOLUTE SHOW HOME OF A DETACHED FAMILY HOME, PERFECTLY POSITIONED WITHIN THE HIGHLY SOUGHT AFTER LE MARECHAL AVENUE, BURSLEDON.

From the moment you arrive, it is immediately obvious this is not your standard modern home. The current owners have created something genuinely special, combining immaculate presentation with an incredible eye for interior styling and detail throughout.

Externally, the property offers excellent kerb appeal with its attractive double fronted design, solar panels and driveway parking, whilst internally the home has been transformed into a contemporary living space full of warmth and character.

The welcoming entrance hall immediately sets the tone, with upgraded flooring, tasteful décor and beautiful black detailing throughout. One of the standout features of the home is the stunning black framed glazed internal doors, adding a fresh

contemporary feel whilst allowing natural light to flow effortlessly between rooms.

The ground floor accommodation offers a spacious dual aspect living room with stylish wall panelling and contemporary French style doors opening directly onto the landscaped rear garden. The separate kitchen/dining room is another fantastic feature, boasting sleek modern units, integrated appliances and ample dining space, creating the perfect environment for both family living and entertaining. A modern downstairs cloakroom completes the ground floor accommodation.

Upstairs, the property continues to impress with three well proportioned bedrooms, all presented to an exceptional standard. The principal bedroom benefits from a beautifully finished en-suite shower room, whilst the remaining bedrooms are serviced by a contemporary family bathroom.

Externally, the rear garden has been landscaped for low maintenance enjoyment and offers a fantastic entertaining space with covered seating area, attractive patio and useful garden cabin/store. The property also benefits from an EV charger.

Call today to arrange a viewing
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PROPERTY INFORMATION

LIVING ROOM

17'9" x 9'10" (5.43 x 3.02)

KITCHEN/DINING ROOM

18'2" x 9'10" (5.56 x 3.02)

BEDROOM ONE

13'9" x 10'2" (4.21 x 3.11)

ENSUITE

10'1" x 3'9" (3.08 x 1.16)

BEDROOM TWO

10'6" x 9'9" (3.22 x 2.99)

BEDROOM THREE

9'9" x 7'1" (2.98 x 2.16)

BATHROOM

6'11" x 5'5" (2.11 x 1.67)

COUNCIL TAX BAND D

TENURE

Freehold

ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required.

Please note we cannot put forward an offer without the AML check being completed.

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

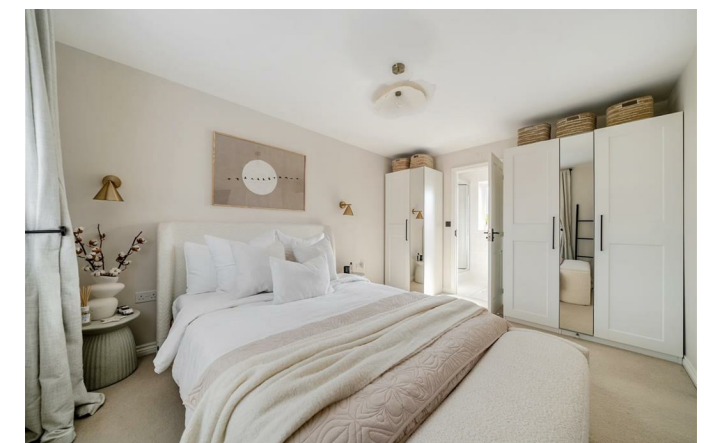
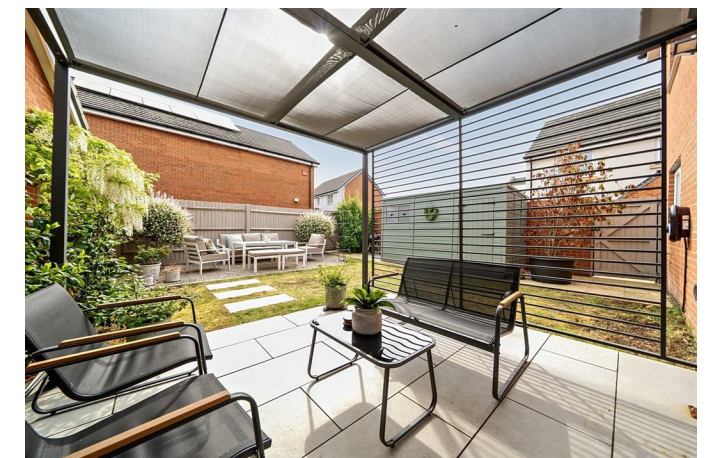
SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

DISCLOSURE STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract. Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating	
Current	Potential
84	95

Very energy efficient - lower running costs
(82-91) A
(69-81) B
(55-68) C
(39-54) D
(21-38) E
(1-20) F
(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC
England & Wales



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