



31 Monnow Gardens, West End, Southampton, SO18 3QD

£375,000

WHITE & GUARD

31 Monnow Gardens

West End, Southampton

INTRODUCTION

Finished to a high standard throughout, this three bedroom linked detached home is situated in the quiet and popular location of Monnow Gardens in Chartwell Green, West End. The property's accommodation briefly comprises an entrance hall, a downstairs WC, an open plan lounge/kitchen/diner and a separate conservatory on the ground floor. Whilst the first floor has two double bedrooms, one single bedroom and a family bathroom. Additional benefits include off road parking to the front, an integral garage and an enclosed landscaped rear garden.

LOCATION

West End is close to Bitterne which has a thriving centre that offers a broad range of shops, general amenities, schools and a railway station. West End village has a broad range of amenities and facilities including a doctors' surgery, shops, a supermarket and a post office. Good local schools, a gym and fitness centre, together with Hedge End Retail Park being short drive away. Southampton's city centre with its broad range of shops, restaurants, amenities and mainline railway station are within easy reach - along with Southampton Airport being around ten minutes away. All main motorway access routes are also close by including M27 links via M3 to M25 & A3 to London.

- Tenure - Freehold
- Eastleigh Borough Council - Band D
- EPC - Grade D





INSIDE This well-presented family home is entered via the UPVC double glazed front door opening into the entrance hall. The hallway is laid to laminate flooring, has a radiator, stairs leading to the first floor and doors opening to the lounge and WC. The WC itself is accessible from the hallway and has an obscure double glazed window to the side aspect, is laid to laminate flooring, has a WC and a wash hand basin with storage under. The lounge has a double glazed bay window to the front aspect, is laid to laminate flooring, has a radiator, an electric fireplace with marble surround and hearth, along with an under stairs storage cupboard, and direct access into the 17ft kitchen/diner. The kitchen/diner itself has a continuation of the laminate flooring, a double glazed window, a door to the rear aspect opening to the garden and a radiator. There is a mixture of wall and base units with cupboards and drawers under and marble effect worktops over, as well as a stainless steel sink. Integrated appliances include a dishwasher, a double oven and a hob with extractor over. The conservatory is accessible from the dining room via double glazed French doors. There is double glazed window to one side and the rear with a double glazed door to the side aspect, opening to the garden. Laid to vinyl flooring, there is also a radiator.

The first floor landing has a double glazed window to the side aspect, is laid to carpeted flooring, has a loft hatch, a built-in airing cupboard and door to the bedrooms and bathroom. Bedroom one has two double glazed windows to the front aspect, is laid to carpeted flooring, has two radiators and space for wardrobes. Bedroom two has a double glazed window to the rear aspect, is laid to carpeted flooring and has a radiator. Bedroom three has a double glazed window to the front aspect, is laid to carpeted flooring, has a radiator and a built-in wardrobe. The bathroom has an obscure double glazed window to the rear aspect, tiled flooring and partly tiled walls, benefitting from a heated towel rail. There is a panel enclosed bath with shower over, a WC and a wash hand basin with storage under.

OUTSIDE A dropped kerb to the front of the property gives access to a blocked paved driveway providing off road parking for multiple vehicles. The driveway leads to the front door and the garage. The front garden is low maintenance with bushes and rockwork. The rear garden is landscaped with a hard standing patio from the rear of the house. The garden is mainly laid to lawn with flowerbeds and is enclosed via a wooden fence, with a wooden gate to the side aspect providing rear access. Access is also provided to the garage, via a UPVC double glazed door. The garage itself has power and lighting, with space and plumbing for a washing machine and a tumble dryer.



SERVICES

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

BROADBAND

Superfast Fibre Broadband is available with download speeds of up to 32-46 Mbps and upload speeds of up to 6-12 Mbps. Information has been provided by the Openreach website.

T: 023 8202 2192

5 West End Road, Bitterne,
Southampton, Hampshire, SO18 6TE

E: bitterne@whiteandguard.com

W whiteandguard.com

Disclaimer

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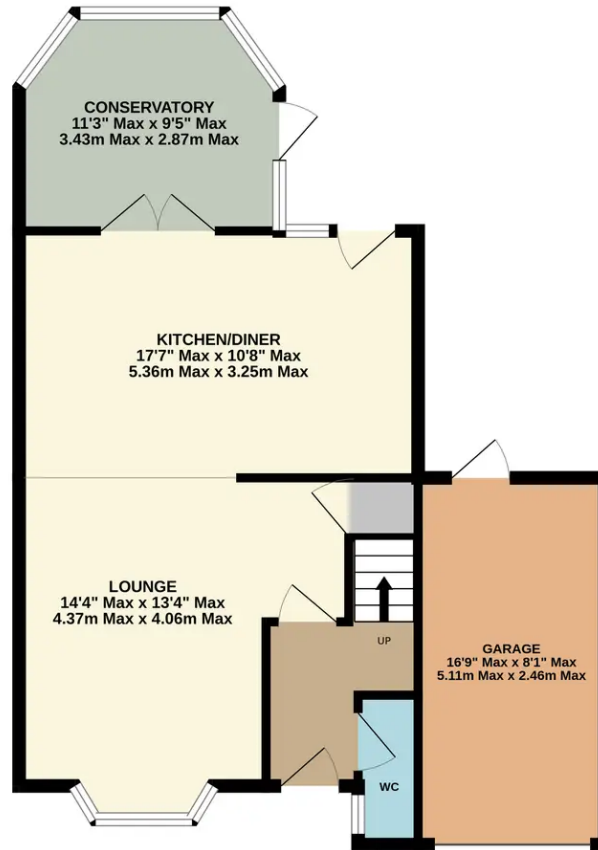
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PRS Property Redress Scheme

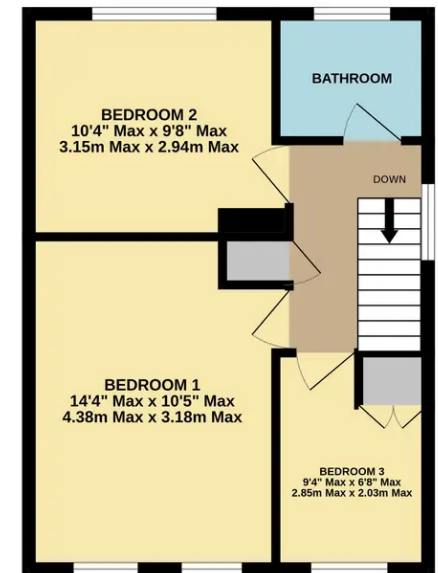
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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