



18 Chalk Hill, West End, Southampton, SO18 3BZ

In Excess of £425,000

WHITE & GUARD



## INTRODUCTION

Situated in the popular location of Chalk Hill in West End, this three bedroom detached house offers excellent accommodation and has been finished to a high standard throughout. Accommodation briefly comprises an entrance hall, a lounge, an open plan kitchen/diner, a utility room and a shower room on the ground floor, with the first floor benefiting from three bedrooms and a fitted family bathroom. Additional benefits include off road parking to the front, a garage and an enclosed rear garden.

## LOCATION

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. It is close to Bitterne which has a thriving centre that offers a broad range of shops, general amenities, schools and a railway station. 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.

## OUTSIDE

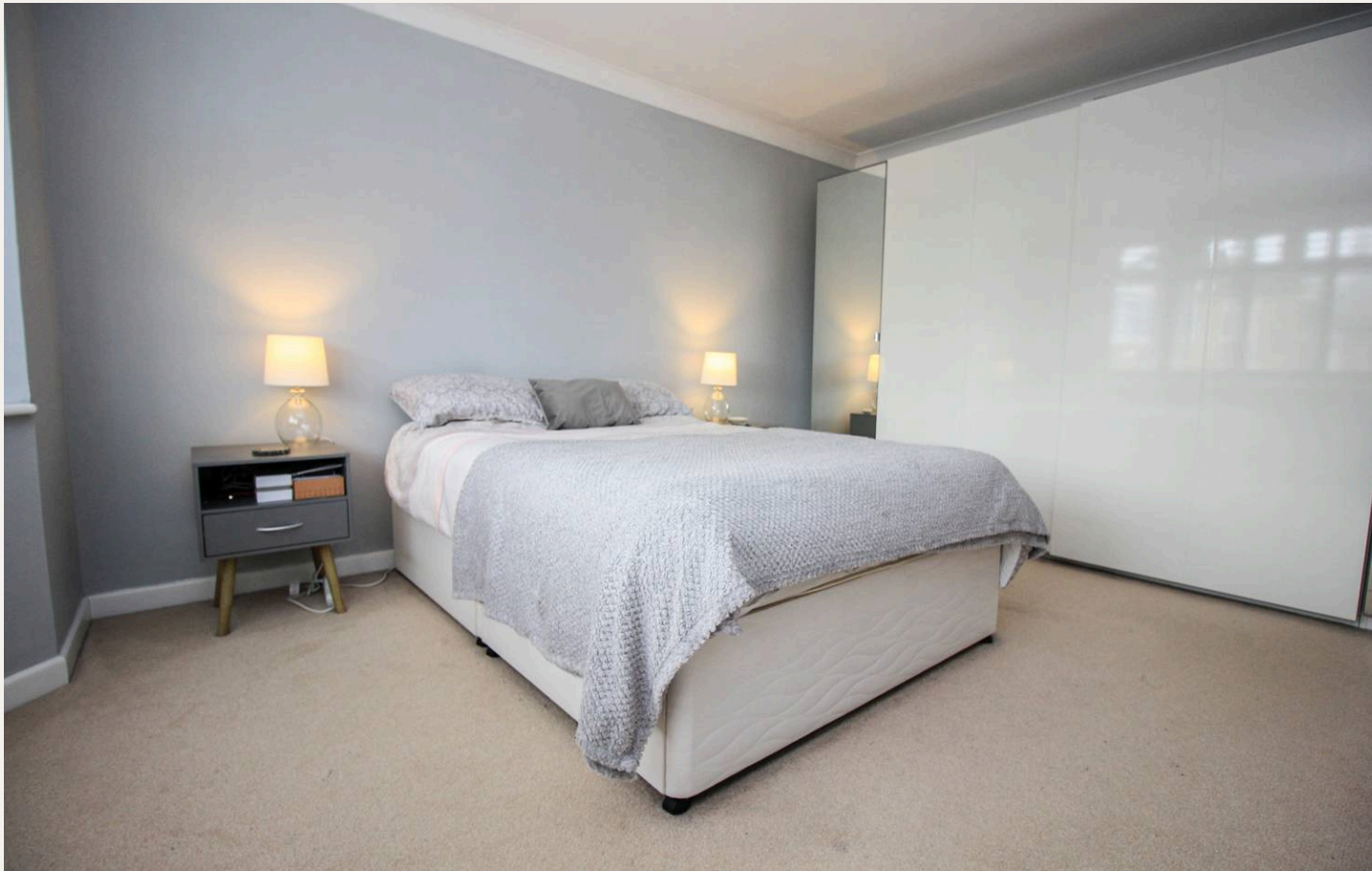
To the front of the property, a blocked paved driveway provides off road parking for multiple vehicles with access leading to both the front door and garage. The garage has an electric roller door with power and lighting.

The rear garden has a hard standing area leading from the back door, providing an ideal seating area, steps lead down to a lawn area with flowerbed bordering. The garden is enclosed via a brick wall and wooden fence.

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







## INSIDE

Entering via the UPVC double glazed front door with a double glazed window to the front aspect, laid to carpeted flooring, has a radiator to one wall, stairs leading to the first floor with understairs storage and access to both the lounge and kitchen/diner.

The lounge has a double glazed bay window to the front aspect with custom fit Hilary's shutters, two obscure double glazed windows to the side aspect, laid to carpeted flooring, has a radiator to one wall and a log burner with stone surround and hearth, with access opens to the kitchen diner with doors to the rear aspect.

The 20ft kitchen/diner has a double glazed window and sliding door to the rear aspect opening to access the garden. The kitchen/diner itself is laid to wood flooring, has two radiators to one wall, there is a range of wall and base units with wooden worktops over and a ceramic butler sink. Integrated appliances include a dishwasher, a cooker with extractor over, along with space for a fridge freezer. A door to side aspect opens to access the utility room.

The utility room has a UPVC double glazed door to the rear aspect, laid to vinyl flooring, with space and plumbing for a washing machine and access to both the shower room and garage.

The shower room has an obscure double glazed window to the rear aspect, laid to tiled flooring, a heated towel rail, a shower, a WC and a wash hand basin with storage under.

Upstairs the first floor landing is laid to carpeted flooring, has a loft hatch, a light tunnel providing natural light and access to all principal rooms.

Bedroom one has a double glazed bay window to the front aspect fit with custom Hilary's shutters, wardrobe, laid to carpeted flooring and a radiator to one wall.

Bedroom two has a double glazed window to the rear aspect, laid to carpeted flooring and has a radiator to one wall.

Bedroom three has a double glazed window to the front aspect, laid to carpeted flooring and has a radiator to one wall.

The bathroom has a double glazed window to both the side and rear aspect, laid to tiled flooring, a radiator to one wall, a panel enclosed bath, a shower, a WC and a wash hand basin.



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

Toob fibre broadband is available with speeds of up to 1TBS. Information has been provided by the Vendor.

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