



**Rowe
& Co.**

39 Ullswater Avenue, West End

Southampton

In Excess of **£500,000**



39 Ullswater Avenue

West End, Southampton

This substantial four bedroom detached home is situated in a highly requested location within Chartwell green. The property is offered with no forward chain, offers huge potential to create a wonderful family home and early viewing is recommended. The property offers spacious accommodation throughout and comprises, on the ground floor a large entrance hall, sitting room, dining room, study, family room, kitchen/breakfast room, utility and cloakroom. On the first floor there are four bedrooms master bedroom with en-suite and a family bathroom. The property also benefits from a garage, driveway and an enclosed rear garden.

Location

The property is located in West End and benefits from being close to local shops and amenities and the M27 motorway links are also close by. The high street hosts an excellent variety of local shops and there is a good choice of popular schools for all ages. Itchen Valley Country Park, whilst Manor Farm Country Park enjoys walks along the Hamble River. Southampton city centre is close at hand.

Council Tax band: F

Tenure: Freehold

- No Forward Chain
- Three Reception Rooms
- En-Suite To Master
- Four Double Bedrooms
- Driveway & Garage
- Sought After Location
- Secluded Rear Garden



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Inside

The front door opens into a spacious entrance hall with stairs leading to the first floor, double doors open to the sitting room which is a large double aspect room with windows to the front and the side along with a feature fireplace.

Double doors lead through to the dining room which has patio doors out to the rear garden. The kitchen has a window over looking the rear garden and has been fitted with a range of wall and base units with work tops over space for appliances integrated dishwasher.

There is a separate utility room which has base units and a door opening to the garage. There is a family room to the rear of the property which has double doors out to the rear garden and a study. The cloakroom is fitted with WC and wash hand basin. On the first floor the landing provides access to all bedrooms and the family bathroom.

The master bedroom has a window to the front with fitted wardrobes and an en-suite which has a matching suite comprising panelled bath WC and wash hand basin. Bedroom two can be found to the front of the property and both bedrooms three and four can be found to the rear of the property with fitted wardrobes. The family bathroom has a matching suite comprising panelled bath, WC and wash hand basin.

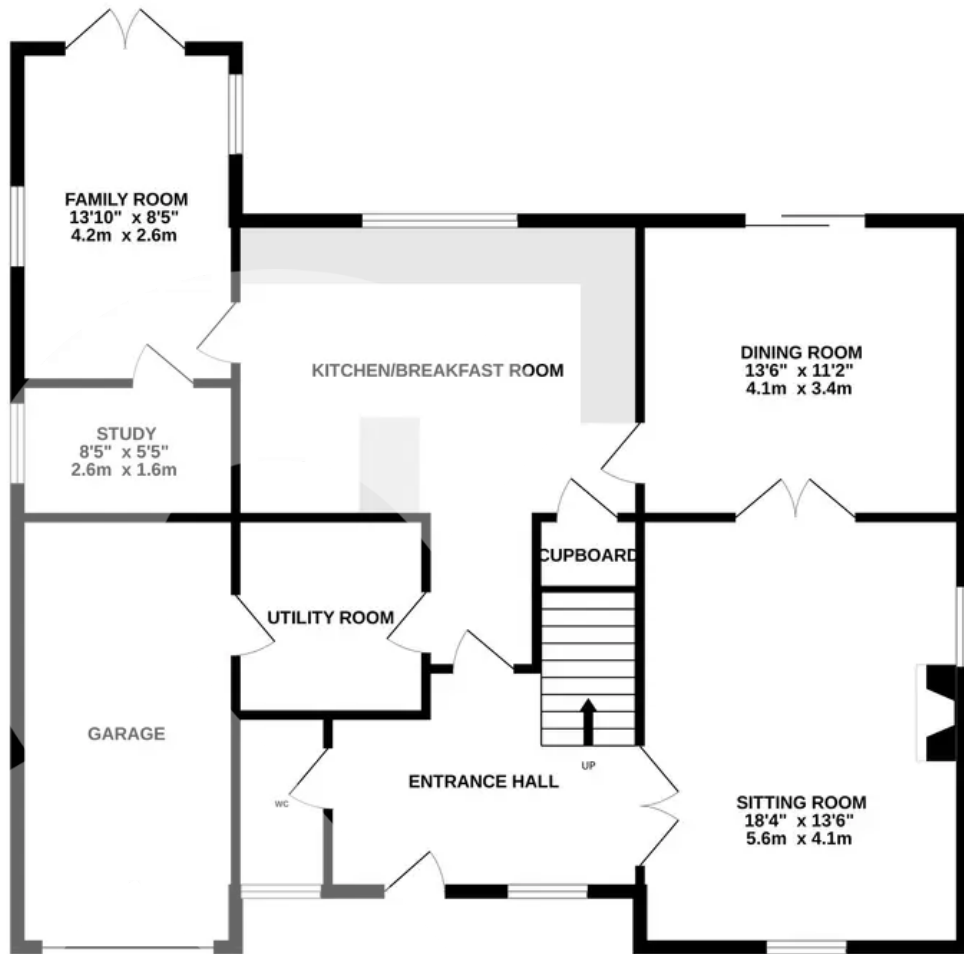
Outside

To the front of the property there is parking and a lawned front garden. The rear garden is enclosed, lawned with a paved patio area.

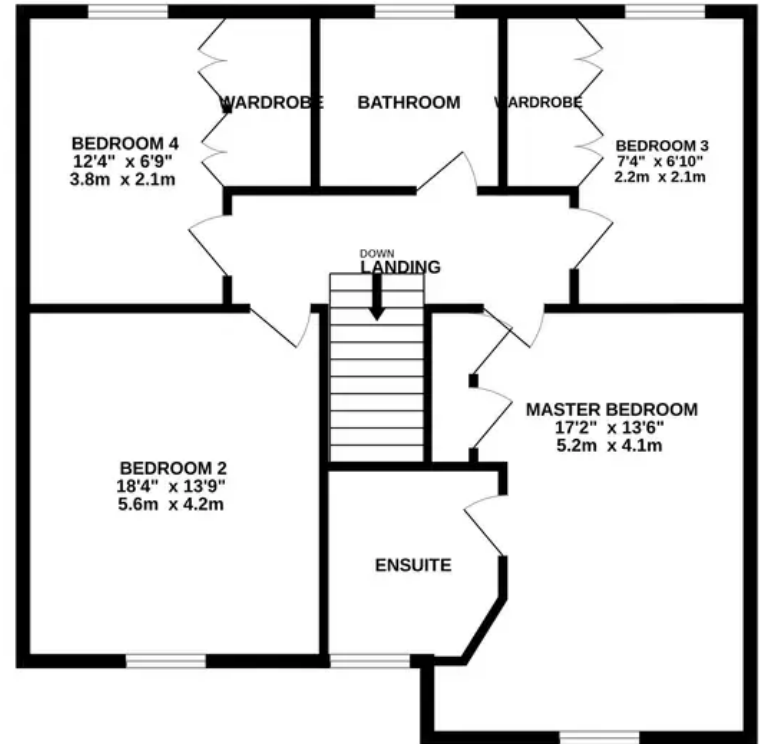
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GROUND FLOOR



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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**REQUEST
VIEWING**

(GOTTA BE QUICK!)

