



Elm Gardens, West End, Southampton SO30 3SA

welcome to

Elm Gardens, West End Southampton

DON'T MISS OUT on viewing this stunning five bedroom detached house in the sought after area of West End. The property features a 18 ft lounge, spacious dining room, family bathroom, two en suites, double garage and L-shaped kitchen/breakfast room.

Entrance Hall

Single glazed door to front, radiator, porcelain tiled flooring, stairs to first floor landing, under stairs cupboard, doors to;

Kitchen/Breakfast Room

16' 7" max x 14' max (5.05m max x 4.27m max)
'L' shaped room, double glazed windows to front and rear, wall and base units, granite work surfaces with built in sink and drainer (bowl and a half), built in dual electric oven with multi function oven/microwave, induction hob, extractor fan above, integrated fridge, dishwasher, breakfast bar with power sockets and room for three stools under counter, drawers and wine cooler, two radiators, room for breakfast table, porcelain tiled flooring, door to;

Utility Room

8' x 6' 6" (2.44m x 1.98m)
Double glazed window to rear, wall and base units, granite work surfaces, stainless steel sink and drainer, plumbing for freezer with ice dispenser, boiler housed in cupboard, integrated washing machine, radiator, porcelain tiled flooring, single glazed door leading to garden.

Lounge

18' 9" x 16' 2" (5.71m x 4.93m)
Double glazed windows to front and rear, TV and telephone point, limestone fireplace with gas fire built into existing chimney breast, two radiators, carpeted, double glazed patio doors leading to garden.

Dining Room

12' 11" x 12' 9" (3.94m x 3.89m)
Double glazed window to rear, carpeted, radiator, single-glazed double doors leading to living room.

Study

8' 10" x 8' 9" (2.69m x 2.67m)
Double glazed window to side, carpeted, radiator.

Cloakroom

Double glazed window to side, w/c with hidden plumbing, wash hand basin with cupboard below, radiator, fully tiled walls and flooring.

Landing

Double glazed window to side, loft hatch with drop down ladder, radiator, carpeted, airing cupboard with water tank, doors to;

Bedroom 1

10' 10" x 14' 7" min plus wardrobe (3.30m x 4.45m min plus wardrobe)
Double glazed window to rear, TV point, carpeted, built in Hammonds wardrobes, radiator, leads to dressing area which benefits from further fitted floor to ceiling wardrobes, radiator, opens onto bedroom.

En Suite

7' 8" x 9' 11" (2.34m x 3.02m)
Double glazed window to front, double base shower cubicle with power shower, wall hung wash hand basin with drawer below, w/c, mirrored bathroom cabinet, heated towel rail, extractor fan, power shower, fully tiled walls and flooring.

Bedroom 2

11' 11" x 13' (3.63m x 3.96m)
Double glazed window to rear, double built in Hammonds wardrobes, carpeted, radiator, door to;





En Suite 2

10' 4" max x 6' 6" max (3.15m max x 1.98m max)

Double glazed window to front, double base shower cubicle with power shower, w/c, wall hung wash hand basin with drawer below, radiator, wall mounted electrified mirror for lights and shaver, fully tiled walls and flooring, extractor fan.

Bedroom 3

12' 6" max x 8' 10" (3.81m max x 2.69m)

Double glazed window to side, built in wardrobe, carpeted, radiator.

Bedroom 4

8' 9" x 9' (2.67m x 2.74m)

Double glazed window to rear, built in wardrobe, carpeted, radiator.

Bedroom 5

8' 9" x 6' 10" (2.67m x 2.08m)

Double glazed window to rear, carpeted, radiator.

Bathroom

6' 6" x 9' (1.98m x 2.74m)

Double glazed window to front, bath with mixer taps built into wall, power shower above, wash hand basin with drawer below, w/c, extractor fan, wall mounted electrified mirror for lights and shavers, fully tiled walls and flooring.

Rear Garden

Enclosed rear garden with gated access from front, porcelain patio overlooking lawned area with shrub borders, additional porcelain patio area at bottom of garden, external tap and double socket power supply, side path with access to rear door of garage and further secluded garden area.

Garage

18' 2" x 17' 7" (5.54m x 5.36m)

Double garage with two up and over doors and a pitched roof partly boarded for storage. Three double wall mounted sockets with separate fuse box and lighting.

Front Garden

Dropped kerb leading to the property entrance, driveway with parking for four cars, entrance to double garage, laid lawn and pathways.



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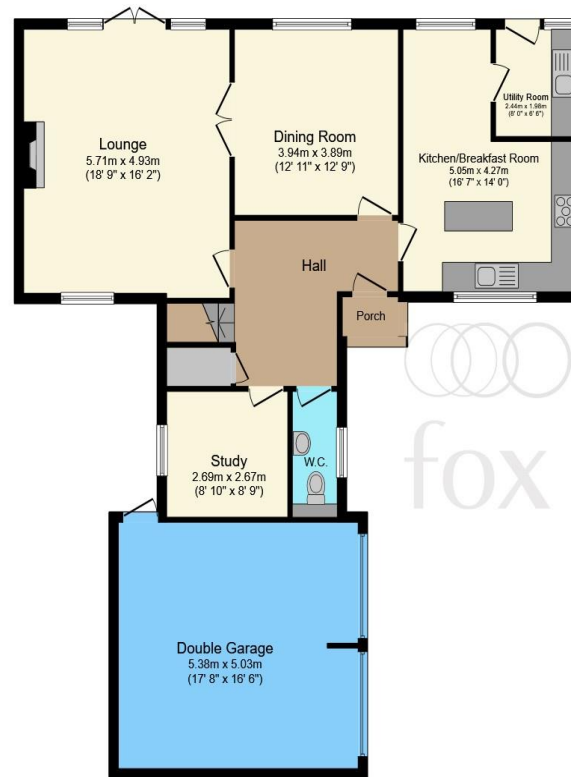
welcome to

Elm Gardens, West End Southampton

- 5 Bedroom Detached House
- 18 ft Lounge and Spacious Dining Room
- Kitchen/Breakfast Room
- Downstairs W/c
- Family Bathroom and 2 En Suites

Tenure: Freehold EPC Rating: C

£900,000



Ground Floor



First Floor

Total floor area 197.6 m² (2,127 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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