



**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.



***view this property online*** [fox-and-sons.co.uk/Property/BIT111758](http://fox-and-sons.co.uk/Property/BIT111758)



welcome to

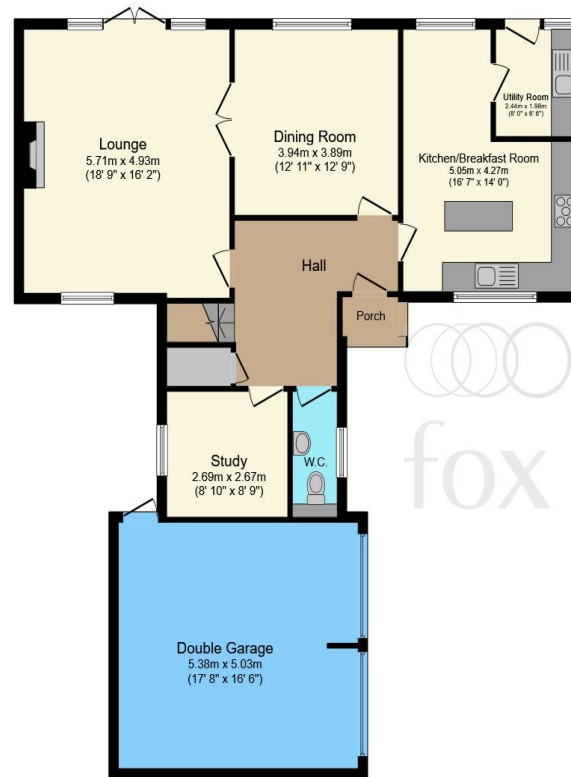
## Elm Gardens, West End Southampton

- 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

Council Tax Band: G

**£860,000**



**Ground Floor**



**First Floor**

Total floor area 197.6 m<sup>2</sup> (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](http://www.focalagent.com)

**view this property online** [fox-and-sons.co.uk/Property/BIT111758](http://fox-and-sons.co.uk/Property/BIT111758)



Property Ref:

BIT111758 - 0018

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**fox & sons**



**023 8044 6724**



[Bitterne@fox-and-sons.co.uk](mailto:Bitterne@fox-and-sons.co.uk)



390c Bitterne Road, Bitterne, SOUTHAMPTON,  
Hampshire, SO18 1BY



**[fox-and-sons.co.uk](http://fox-and-sons.co.uk)**