



**West End Road, Southampton SO18 6QN**



**welcome to**

## **West End Road, Southampton**

Presented beautifully throughout, this immaculate three bedroom detached house is located in a desirable area. This stunning property boasts spacious rooms, a conservatory, garage, driveway and generous rear garden. Don't miss out on making this fantastic home yours!

### **Entrance Hall**

Spacious entrance hall providing access to all rooms, under stairs storage.

### **Cloakroom**

Modern white suite, wooden flooring throughout.

### **Lounge/Diner**

20' 3" x 18' 4" ( 6.17m x 5.59m )

Georgian style double glazed window to the front aspect, double glazed patio doors leading to the conservatory, curved wall feature with gas fire inset.

### **Kitchen**

13' 4" x 11' ( 4.06m x 3.35m )

Wall and base cupboard units, generous marble work surfaces, range style dual fuel double oven/cooker, overhead extractor, integrated appliances which include dishwasher, fridge and microwave.

### **Conservatory**

15' 9" x 13' 5" ( 4.80m x 4.09m )

Access from the living room, additional room for relaxing.

### **Landing**

Bright and spacious landing with picturesque window to the front aspect, large airing cupboard, access to all rooms.

### **Bedroom One**

18' 4" x 11' ( 5.59m x 3.35m )

Georgian style double glazed window with views across the garden.

### **Bedroom Two**

13' 5" x 11' ( 4.09m x 3.35m )

Georgian style double glazed window with views across the garden.

### **Bedroom Three**

10' 6" x 9' 1" ( 3.20m x 2.77m )

Double bedroom with Georgian style double glazed window to the front aspect.

### **Bathroom**

Modern bathroom with under floor heating, freestanding slipper bath with "stand pipe" taps, wall mounted vanity unit with wash hand basin and close coupled w/c, double step in shower which is remotely controlled.

### **Rear Garden**

Carefully landscaped with patio area, summer house, laid to lawn, flower beds, mature hedgerows and a timber shed.

### **Garage**

A generous parking area with power and light.

### **Utility Room**

Power and light, fitted units for storage, plumbing for washing machine and tumble dryer.





**Welcome to this characterful three bedroom detached house. As you step inside, you are greeted by a stunning entrance hall that showcases ornate features and offers generous under stairs storage. The spacious lounge/diner is perfect for entertaining, flows seamlessly into a versatile conservatory, ideal for an additional seating area or a second reception room. The beautifully presented kitchen serves as the heart of the home, complete with a large, walk-in pantry. There is also a downstairs cloakroom for added convenience.**



**Upstairs, you'll find three generous double bedrooms, all boasting plenty of natural light. The family bathroom is presented beautifully, with modern fixtures and fittings including under floor heating.**

**Outside, enjoy a generous driveway offering parking for several cars, leading to a garage with an attached utility area, featuring plumbing for both a washer machine and tumble dryer. The privately enclosed rear garden is a true gem, beautifully landscaped and perfect for outdoor activities or relaxation.**

**Conveniently located close to local amenities, schools and with great access to the M27, this house would make the most perfect family home!**



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## West End Road, Southampton

- Detached House
- Three Double Bedrooms
- Beautifully Presented Throughout
- Generous Rear Garden
- Modern Kitchen and Pantry

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£540,000**



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