



**Eden Road, West End, Southampton SO18 3QX**



**welcome to**

## **Eden Road, West End Southampton**

FANTASTIC FAMILY HOME!

Welcome to this four bedroom detached home in the sought-after West End area. Boasting beautifully presented rooms including a conservatory, two reception rooms and an en suite to master, a viewing is highly recommended to appreciate this family home.

### **Front Garden**

Paved driveway suitable for two cars, access down both sides, access to garage.

### **Entrance Porch**

Double glazed window to the side and front aspect, leading to;

### **Entrance Hall**

Gas radiator, access to all rooms, carpet throughout, stairs leading to first floor.

### **Cloakroom**

Low level w/c, wash hand basin, double glazed window to the side aspect, gas radiator.

### **Lounge**

15' 7" x 15' ( 4.75m x 4.57m )  
Double glazed window to the front aspect, gas radiator, carpet throughout, access to kitchen and dining areas, garage and downstairs w/c.

### **Kitchen**

15' 4" x 8' 6" ( 4.67m x 2.59m )  
Wall and base cupboard units, integrated dishwasher, space for washing machine, freestanding fridge/freezer, fan oven, electric hob, overhead extractor, stainless steel sink and drainer, breakfast bar, double glazed door leading to garden.

### **Dining Room**

17' 7" x 8' 4" ( 5.36m x 2.54m )  
Wood flooring, double glazed window to the rear aspect, gas radiator, leading to;

### **Conservatory**

13' 2" x 10' 1" ( 4.01m x 3.07m )  
Tiled flooring, access to garden, seating area.

### **Landing**

Access to all rooms and loft space, carpet throughout, airing cupboard.

### **Bedroom One**

12' 6" x 12' ( 3.81m x 3.66m )  
Double glazed window to the front aspect, built in wardrobes, carpet throughout, gas radiator, leading to;

### **En Suite**

Shower cubicle, low level w/c, wash hand basin, heated towel rail, tiled walls, extractor fan, double glazed window to the front aspect.

### **Bedroom Two**

12' 1" x 8' 1" ( 3.68m x 2.46m )  
Double glazed window to the front aspect, gas radiator, carpet throughout, built in wardrobe.

### **Bedroom Three**

11' 9" x 9' ( 3.58m x 2.74m )  
Double glazed window to the rear aspect, gas radiator, built in wardrobes, carpet throughout.

### **Bedroom Four**

9' 9" x 8' ( 2.97m x 2.44m )  
Double glazed window to the rear aspect, carpet throughout, gas radiator.

### **Bathroom**

Bath with overhead shower, low level w/c, wash hand basin, double glazed window to the rear aspect, heated towel rail, tiled walls.

### **Loft Space**

Pull out ladder, light, partially boarded.

### **Rear Garden**

Enclosed rear garden with patio area, outside tap, access down both sides, shrubbery providing privacy and laid to lawn.

### **Garage**

17' 8" x 8' ( 5.38m x 2.44m )  
Integral garage with electric door, boiler, fuse box, running electrics, tumble dryer.





**Fox & Sons welcome to the market this beautifully presented four bedroom detached house, located in the sought-after area of West End. Situated in a desirable residential area, you'll find local amenities, schools and parks just a stone's throw away, with great access to the M27.**

**The ground floor of the property features a spacious lounge and dining room, with access to the bright conservatory located at the rear. The kitchen is generous in size and modern, boasting plenty of storage and space for appliances. Further benefits include a downstairs w/c.**

**Upstairs, there are four well-appointed bedrooms and a family bathroom. The master bedroom features an en suite for added convenience. The property comes with front and rear gardens, a driveway with enough parking for two cars and a garage.**



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**welcome to**

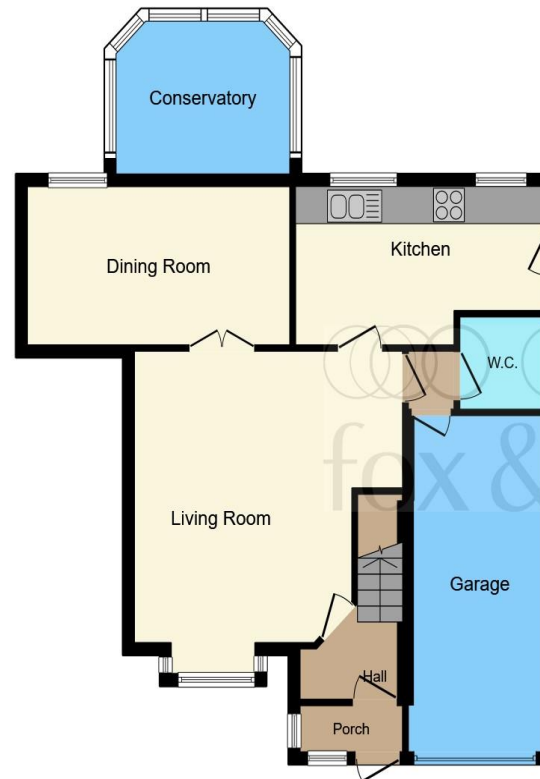
## **Eden Road, West End Southampton**

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Bathroom and En Suite to Master

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£475,000**



**Ground Floor**



**First Floor**

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)

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**fox & sons**



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