



Connells

West End Road
Southampton



Property Description

Cloakroom

[Grab your reader's attention with a great quote from the document or use this space to emphasise a key point. To place this text box anywhere on the page, just drag it.]

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

Like all the rooms, there is a light bright feel to the room. The light comes from Georgian style double glazed window with wooden shutters to the front and double glazed patio doors that lead to the conservatory. The feature highlight of this room is the curved wall which accommodates the fire place with a gas fire inset.

Conservatory

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

Leading off from the living area, this welcome addition brings the garden into the home and gives further elegance and provides a relaxing space.

Kitchen/ Breakfast Room

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

Fitted to a very high standard of base and wall mounted cupboards there is a feeling of luxury and elegance. The marble worktops have a scalloped edge and there is a recess for a range style dual fuel double oven/cooker with an extractor hood built over. Integrated appliances include a dishwasher microwave and fridge. Large walk in pantry leads off the kitchen

Landing

The landing is just as impressive as the entrance with its impressive picture window with wooden shutters to the front aspect. There is also a large airing cupboard.

Entrance Hall

13' 6" max including stairs x 13' (4.11m max including stairs x 3.96m)

This grand and spacious entrance hall showcases the ornate balustrade of the staircase complements the overall character of the property. There is a large under stairs

Bedroom 1

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

Like all the rooms there is a very spacious feel. The Georgian style double glazed window enjoys views of the well kept gardens.

Bedroom 2

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

As with the main bedroom, there is a large Georgian style double glazed window enjoying views of the rear garden

Bedroom 3

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

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

Bathroom

11' x 10' (3.35m x 3.05m)

Our clients have given a lot of thought to every room and the bathroom is no exception. Underfoot heating is a modern feature. The free standing Slipper bath has "stand pipe" taps. A wall mounted vanity unit with wash hand basin and close coupled wc. A double step in shower which is remotely controlled.

Garage

A substantial parking area with power and light.

Utilities/Workshop

With power and light and fitted with units ideal for storage. Plumbing for a washing machine and space for a vented tumble dryer.

Rear Garden

Carefully landscaped to include a patio area, summer house, lawns and flower beds. Mature hedgerows. A substantial timber shed ideal for gardening equipment.

KEY FEATURES

Three Double Bedrooms

Immaculate and Beautifully
Designed Throughout

Modern Kitchen & Pantry
Conservatory

Expansive Driveway & Garage

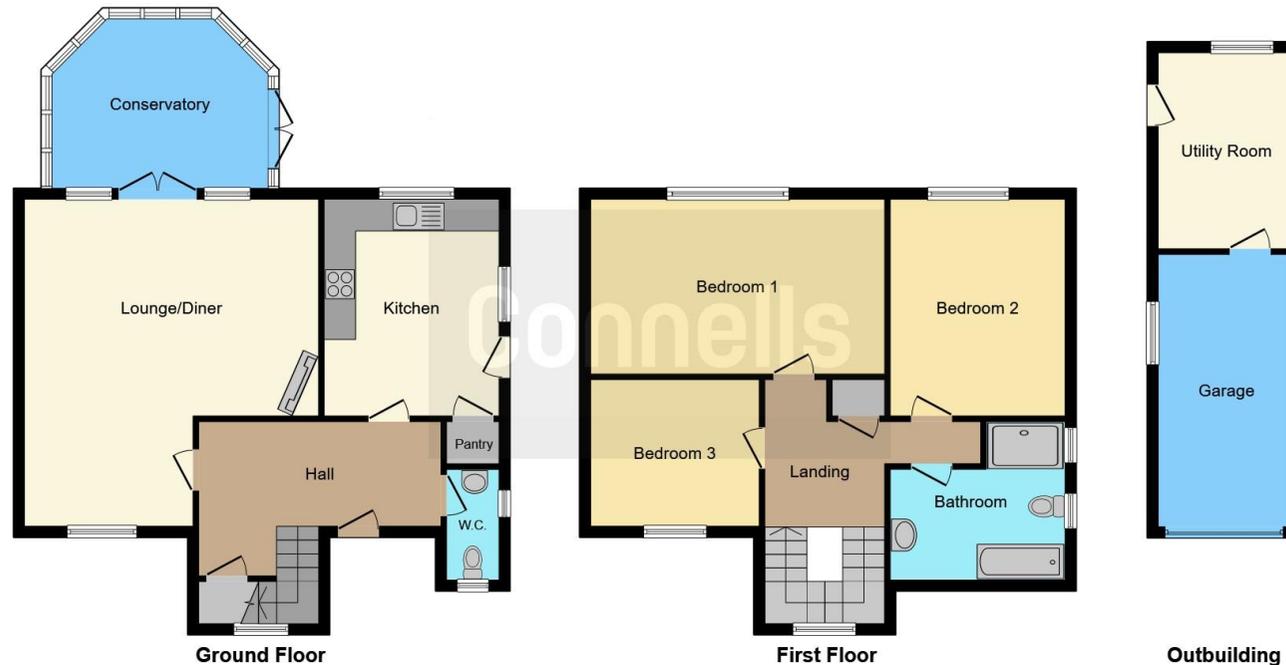
Large Rear Garden

Located in a Desirable Area









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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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Property Ref: BTN107117 - 0007