



**Connells**

West End Road  
Southampton





## Property Description

A spacious and beautifully presented four-bedroom home, including a self-contained annex, perfect for families and those needing extra flexible living space.

The main house offers a welcoming hallway with a charming curved staircase, a generous lounge featuring a stunning fireplace with log storage, and a separate reception room ideal for a home office or second sitting area. The modern kitchen and dining area is the heart of the home, enhanced by stylish bi-fold doors that open out to the very large, well-kept garden.

Upstairs, the main house provides three comfortable bedrooms served by a contemporary family bathroom.

The standout feature of this property is the self-contained garden annex, complete with its own lounge, kitchen, bathroom, and fourth bedroom - perfect for extended family, guests, or potential rental use.

Outside, the spacious rear garden includes a charming summer house with electricity, while the front of the property benefits from a large driveway for up to three cars and an electric vehicle charging port. The home also features double glazing and gas central heating throughout.

Stylish, versatile, and ideally located, this property is a fantastic opportunity for any buyer seeking space and flexibility.

### Entrance Porch

Double glazed frosted floor to ceiling window to front aspect. Tiled floor. Brick walls. Space for Shoe storage.

### Entrance Hall

Wood effect tiled floor. Storage under stairs. Gas central heating radiator. Cupboard understairs.

### Lounge

14' 6" x 11' 4" ( 4.42m x 3.45m )

Fire place. Tiled floor. Open plan leading to dining area. Space for sofa, chairs and logs.

### Dining Room

8' 2" x 13' 6" ( 2.49m x 4.11m )

Double glazed bifold doors to rear access. Tiled flooring. Space for dining table.

### Reception Room

9' 9" x 12' ( 2.97m x 3.66m )

Double glazed window to front aspect. Wood effect laminate flooring. Gas central heating radiator. Space for desk, chair and bed. TV point.

### Kitchen

14' 11" x 7' 7" ( 4.55m x 2.31m )

Double glazed window to side aspect X 2. Wood effect laminate flooring. Work surfaces. Ceramic sink and drainer. Wall and base units. Space for American fridge freezer. Integrated oven. Extractor fan. Gas Central heating radiator. Partially tiled. Feature wall to rear.

### Landing

Curve round staircase. Carpeted. Banister. Gas central heating radiator. Loft access (boarded) Airing cupboard. Double glazed window to front aspect.

### Bedroom 1

9' 9" x 12' ( 2.97m x 3.66m )

Double glazed window to front aspect. Gas central heating radiator. Mirror sliding wardrobes. Space for double bed, 2 bedside units. Wood effect laminate flooring.

### Bedroom 2

9' x 11' 2" ( 2.74m x 3.40m )

Double glazed window to rear access. Gas central heating radiator. Wood effect laminate flooring. Sliding mirrored door wardrobe. Space for bunk bed and bedside units.

### Bedroom 3

9' 8" x 8' 1" ( 2.95m x 2.46m )

Double glazed window to rear access. Gas central heating radiator. Wood effect laminate flooring. Space for wardrobe, chest of drawers, bedside units and single bed.

### Bathroom

Double glazed frosted window to side access. Lino flooring. Wash hand basin. WC. Hand towel rail. Shower over bath.

### Outside

Front - Gravel Driveway for 3 cars. Electric charging port.

Garden - Patio area. Patio path through grass. Laid to lawn. Fences to left and right. Apple tree. Vegetable patch. 2 mature pear trees. Summer house with electric. Outside tap.

### Annex - Lounge

10' 1" out x 12' 6" ( 3.07m out x 3.81m )

Double glazed sliding door. Carpeted. Gas central heating radiator. Double glazed frosted window to side aspect. Space for sofa and TV unit.

### Annex - Kitchen

16' 6" x 7' 6" ( 5.03m x 2.29m )

Front door access. Double glazed window to front access. Double glazed frosted window to side access. Wall and base units. Integrated oven. Induction hob. Extractor fan. Dishwasher. Fridge freezer. Space for table. Tiled wood effect flooring.

### Annex - Bedroom

8' x 12' 5" ( 2.44m x 3.78m )

Double glazed window to rear aspect. Gas central heating radiator. Carpeted. Space for wardrobe, Bedside units and double bed.

### Annex - Bathroom

Double glazed window to side aspect. Gas central heating radiator. Lino flooring. Walk in shower all tiled. Wash hand basin. Door leading to WC. Extractor fan. Storage cupboard.

### KEY FEATURES

Four bedrooms, including a fully self-contained one-bedroom annex.

Modern kitchen with bright dining area and bi-fold doors to the garden.

Spacious lounge with a stylish feature fireplace and log storage.

Additional reception room ideal for office or second living space.

Very large, tidy rear garden with an electric-powered summer house.

Elegant, curved staircase adding charm and character.

Large driveway for up to three cars plus EV charging port.

Double glazing and gas central heating throughout.















**Total floor area 141.3 m<sup>2</sup> (1,520 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.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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