



45 Moorgreen Road, West End, SO30 3EB

£525,000

WHITE & GUARD

45 Moorgreen Road

West End, Southampton

INTRODUCTION

This superbly presented three-bedroom detached family home offers spacious accommodation and is immaculate throughout. The ground floor comprises an entrance hall, lounge, family room, feature conservatory/dining room, kitchen and cloakroom. On the first floor there are three bedrooms and a family bathroom.

LOCATION

The property is situated on a good size established plot and is conveniently located in West End with access to a range of local amenities including shops, schools, and the M27 motorway. Scenic walks are close by, including Manor Farm and Itchen Valley Country Park.

DIRECTIONS

From our office in Hedge End proceed out of the village along Wildern Lane. At the roundabout take the second exit onto Botley Road, and over the following roundabout heading towards West End. Take the third exit at the next roundabout onto Moorgreen road; the property is located on the lefthand side.

- EASTLEIGH BOROUGH COUNCIL BAND D
- EPC GRADE D
- TENURE - FREEHOLD





INSIDE: The front door opens into an entrance hall with stairs to the first floor and a window to the front aspect. A door leads into the newly fitted kitchen which has a range of base and wall units and a contrasting dresser, together with a built-in oven, induction hob, and integrated washing machine and freezer and space for a freestanding fridge. A door from the kitchen leads into the feature conservatory/ dining room, which has stunning views to the rear garden. The cloakroom leads from the conservatory, with a window to the side aspect.

Double doors from the conservatory/dining room lead into the main family room and lounge, both areas with a feature fireplace to one wall. The lounge has a large, curved bay window to the front aspect.

On the first floor, the landing provides access to the three bedrooms and the family bathroom. There is a stained-glass window to the side from the staircase. The master bedroom has a large bay window to the front aspect and fitted wardrobes. Bedrooms two and three are both to the rear of the property and benefit from built-in wardrobes. The family bathroom, with a window to the rear aspect, has a fitted suite comprising a panel bath, low level WC, a separate shower, and a wash hand basin.



OUTSIDE: The property is situated on a good size established plot. To the front of the property there is a lawn garden with a shrub border and a driveway providing off road parking. Gated access to the side of the property leads through to the immaculate enclosed rear garden and a decked patio area. A pathway leads through to a greenhouse and shed. There is also private off-road parking to the side of the property.

BROADBAND: Superfast Fibre Broadband is available with download speeds of 55-80 Mbps and upload speeds of 16-20 Mbps. Information has been provided by the Openreach website.

SERVICES: Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

