



37 Princess Close, West End - SO30 3JU
£375,000

WHITE & GUARD

37 Princess Close

West End, Southampton

INTRODUCTION

Situated in the highly desirable village of West End and offered with no forward chain, this well-presented four-bedroom semi-detached home offers generous living accommodation, driveway parking, a single garage, and a private enclosed rear garden.

LOCATION

The property is ideally located within easy reach of West End village centre, offering a range of local shops, cafés, and everyday amenities. Well-regarded schools, the David Lloyd Leisure Centre, and excellent transport links via the M27 motorway are all close by, making this an ideal home for commuters and families alike.

- SOUGHT-AFTER WEST END VILLAGE LOCATION
- NO FORWARD CHAIN
- FOUR-BEDROOM SEMI-DETACHED HOME
- SPACIOUS AND VERSATILE LIVING ACCOMMODATION
- PRIVATE, ENCLOSED REAR GARDEN
- SINGLE GARAGE
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- EPC ORDERED
- FREEHOLD
- EASTLEIGH COUNCIL BAND D





INSIDE

The ground floor features a bright and spacious living room with two large front-facing windows, creating a welcoming space for relaxing. Double doors lead through to the separate dining room, which enjoys French doors opening onto the rear garden, making it ideal for entertaining. The dining room flows into the fitted kitchen and also provides access to the UPVC double-glazed conservatory, which overlooks the garden and benefits from French doors leading outside.

The kitchen is fitted with a range of wall and base units and includes an integrated oven, gas hob with extractor hood, and space for additional appliances. A rear-facing window provides plenty of natural light.

Upstairs, the property offers four well-proportioned bedrooms, including a generous principal bedroom overlooking the front of the property. The modern bathroom, fitted with a wash hand basin, WC, heated towel rail, and a side-facing window.

OUTSIDE

Externally, the front of the property features a neatly maintained lawn with attractive planting, alongside a private driveway leading to the single garage. There's gated side access to the enclosed rear garden, which is a great size and offers plenty of privacy and has been beautifully maintained with a variety of mature plants and shrubs, providing an attractive outdoor space for families and entertaining.



BROADBAND

The broadband is currently being upgraded to a full fibre network (by CityFibre).

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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Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

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