



55 Chalk Hill, West End - SO18 3BY  
£635,000

WHITE & GUARD

## INTRODUCTION

This four bedroom detached house was constructed by Herbert Collins in the early 1950's. Extended in the 1980's, the property offers excellent accommodation throughout and briefly comprises a generous size entrance hall, a 17ft lounge, a dining room, a fitted kitchen, a downstairs WC and a conservatory that was added in the early 2000's on the ground floor. The first floor benefits from four generous size bedrooms with an ensuite shower room to the master and a separate family bathroom. Additional benefits include a driveway to the front providing off road parking for multiple vehicles, a detached garage and an enclosed rear garden with views across Southampton.

## LOCATION

West End village has a broad range of amenities and facilities including a doctors' surgery, shops, a supermarket and a post office. Good local schools, a gym and fitness centre, together with Hedge End Retail Park being short drive away. is close to Bitterne which has a thriving centre that offers a broad range of shops, general amenities, schools and a railway station. Southampton's city centre with its broad range of shops, restaurants, amenities and mainline railway station are within easy reach - along with Southampton Airport being around ten minutes away. All main motorway access routes are also close by including M27 links via M3 to M25 & A3 to London.

- Tenure - Freehold
- Eastleigh Borough Council - Band F
- EPC - Grade D





## INSIDE

Entering via the wooden front door into the entrance hall with two double glazed windows to the front, laid to carpeted flooring, a radiator to one wall. stairs leading to the first floor and access to all principal rooms. The lounge has a double glazed bay window to the front, laid to carpeted flooring, a radiator to one wall and a gas fire with brick surround and a tiled hearth. Double concertina doors to the rear open to access the conservatory with a continuation of the carpeted flooring, double glazed windows to the side and rear, with patio doors to the rear opening to the garden. The dining room has double glazed sliding doors to the rear opening to the garden, laid to carpeted flooring, a radiator to one wall and access to the kitchen via a door to one side. The kitchen benefits from a double glazed window to the rear, double glazed door to the side opening to access the side driveway and garage, and is laid to wooden flooring. There is a range of wall and base units with a breakfast bar with worktops over and a ceramic sink. Integrated appliances include a dishwasher, fridge freezer, microwave, oven and hob with an extractor over, along with space for a free standing washing machine. The WC has double glazed window to both the front and side, laid to carpeted flooring, a radiator to one wall, a WC and a wash hand basin.

The first floor landing has a double glazed window to the front, laid to carpeted flooring, a radiator to one wall, a loft hatch, two built in storage cupboards, with one housing the water tank and access to all principal rooms. Bedroom one has a double glazed window to the rear, laid to carpeted flooring, a radiator to one wall and fitted wardrobes and drawers. The ensuite shower room is accessible from the master bedroom and has a window to the side, laid to carpeted flooring, a radiator to one wall, a shower cubicle, a WC and a vanity wash hand basin with storage under. Bedroom two, three and four all benefit from double glazing, carpeted flooring and radiators. The family bathroom has an obscure double glazed window to the front, laid to laminate flooring, a heated towel rail, a panel enclosed bath with a shower over, a WC and a wash hand basin.



## OUTSIDE

To the front of the property, a dropped kerb gives access to a hard standing driveway providing off road parking for multiple vehicles. There are mature trees and plants to the front garden, with hedgerow and fencing to both sides. To the side of the property, double metal gates open to provide access to the detached garage. The rear garden has a hard standing patio leading from the back doors, creating an ideal area for seating and entertaining. Steps lead up to a lawn area, with mature trees and shrubs bordering. Raised flowerbeds border the patio and lawn area, with access also leading to the detached garage.

## SERVICES:

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

**BROADBAND :** Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

## ANTI-MONEY LAUNDERING REGULATIONS

**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 £30 + VAT 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 £30 + VAT per owner.

## 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.



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