



31 Monnow Gardens, West End, Southampton, SO18 3QD

Offers Over £375,000

WHITE & GUARD

INTRODUCTION

Finished to a high standard throughout, this well-presented three-bedroom linked detached home is situated in the quiet and popular location of Monnow Gardens, Chartwell Green, West End. The property offers spacious and versatile family accommodation, briefly comprising an entrance hall, downstairs WC, open-plan lounge/kitchen/diner and separate conservatory on the ground floor. The first floor benefits from two double bedrooms, a further single bedroom and family bathroom. Additional benefits include off-road parking to the front, an integral garage and an enclosed, landscaped rear garden.

LOCATION

Situated in Chartwell Green, West End, the property falls within the catchment for Townhill Infant and Junior school and is just minutes from local shops and amenities. Southampton city centre is easily accessible, offering a wide range of shopping, dining, and transport links, including a mainline railway station. Southampton Airport is approximately twenty minutes away, with excellent motorway connections nearby, including the M27, M3 to the M25, and the A3 to London.

OUTSIDE

To the front of the property, a dropped kerb provides access to a block-paved driveway offering off-road parking for multiple vehicles. The driveway leads to both the front entrance and integral garage. The front garden is designed for low maintenance and features established bushes and decorative rockwork.

The enclosed rear garden has been landscaped to provide a combination of patio and lawned areas. A hardstanding patio immediately adjoins the rear of the property, providing an ideal space for outdoor seating and entertaining, while the remainder is mainly laid to lawn with established flowerbeds. The garden is enclosed by wooden fencing, with a wooden gate to the side providing rear access.

Access to the garage is also available from the rear garden via a UPVC double-glazed door. The garage benefits from power and lighting, together with space and plumbing for both a washing machine and tumble dryer.





INSIDE

Entering via a UPVC double-glazed front door, the entrance hall features laminate flooring, radiator, stairs rising to the first floor and doors providing access to the lounge and downstairs WC.

The WC has an obscure double-glazed window to the side, laminate flooring, WC and wash hand basin with storage beneath.

The lounge is positioned to the front of the property and benefits from a double-glazed bay window, laminate flooring, radiator and useful understairs storage cupboard. The lounge provides direct access into the impressive 17ft kitchen/diner.

The kitchen/diner continues with laminate flooring and benefits from a double-glazed window, door opening to the rear garden and radiator. The kitchen is fitted with a range of wall and base units incorporating cupboards and drawers, marble-effect worktops and stainless-steel sink. Integrated appliances include a dishwasher, double oven and hob with extractor over.

The conservatory is accessed from the dining area via double-glazed French doors and benefits from double-glazed windows to the side and rear, together with a double-glazed door providing access to the garden. The room has vinyl flooring and radiator, creating a versatile additional reception space.

The first-floor landing has a double-glazed window to the side, carpeted flooring, loft hatch, built-in airing cupboard and doors providing access to all three bedrooms and the family bathroom.

Bedroom one is a generous double bedroom with two double-glazed windows to the front, carpeted flooring, two radiators and space for wardrobes.

Bedroom two benefits from a double-glazed window to the rear, carpeted flooring and radiator.

Bedroom three is positioned to the front and has a double-glazed window, carpeted flooring, radiator and built-in wardrobe.

The family bathroom has an obscure double-glazed window to the rear, tiled flooring, partly tiled walls and heated towel rail. There is a panel-enclosed bath with shower over, WC and wash hand basin with storage beneath.

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



SERVICES

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

Full Fibre Broadband is available with download speeds of up to 1600 Mbps and upload speeds of up to 115 Mbps. Information has been provided by the Openreach website.

T: 023 8202 2192
5 West End Road, Bitterne,
Southampton, Hampshire, SO18 6TE
E: bitterne@whiteandguard.com
W whiteandguard.com

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