



**West End Road, Southampton SO18 6PL**

**welcome to**

## **West End Road, Southampton**

\* THREE BEDROOM SEMI-DETACHED HOUSE \* SELF CONTAINED ONE BEDROOM ANNEX \* GENEROUS REAR GARDEN \* PARKING FOR FOUR/FIVE CARS \* GREAT FAMILY HOME \* FANTASTIC LOCATION \* CLOSE TO LOCAL AMENITIES & SCHOOLS \*

### **Front Garden**

Driveway with parking for four/five cars, access to main property, side access to annex.

### **Entrance Porch**

Double glazed window to the front aspect, storage, access to main property.

### **Entrance Hall**

Wood effect flooring, gas radiator, under stairs storage, access to all rooms.

### **Lounge**

14' x 11' 5" ( 4.27m x 3.48m )  
Open plan living area leading through to the dining space with laminate flooring, gas radiator and log burner.

### **Dining Room**

13' 7" x 8' 3" ( 4.14m x 2.51m )  
Gas radiator, bi-folding doors leading to patio, laminate flooring.

### **Third Reception Room**

12' x 9' 11" ( 3.66m x 3.02m )  
Laminate flooring, double glazed window to the front aspect, gas radiator.

### **Kitchen**

14' 1" x 7' 8" ( 4.29m x 2.34m )  
Wall and base cupboard units, electric oven, gas hob, overhead extractor, under counter plumbing for white goods, combi boiler, freestanding fridge/freezer, two double glazed windows to the side aspect.

### **Landing**

Carpet throughout, gas radiator, loft access, airing cupboard, double glazed window to the front aspect.

### **Bedroom One**

12' 1" x 10' ( 3.68m x 3.05m )  
Double glazed window to the front aspect, gas radiator, laminate flooring, mirrored wardrobe.

### **Bedroom Two**

11' 3" x 9' ( 3.43m x 2.74m )  
Double glazed window to the rear aspect, gas radiator, laminate flooring, mirrored wardrobe.

### **Bedroom Three**

9' 9" x 8' 1" ( 2.97m x 2.46m )  
Double glazed window to the rear aspect, gas radiator, laminate flooring.

### **Bathroom**

Double glazed window to the side aspect, bath with overhead shower, wash hand basin, low level w/c, towel rail.

### **Annex Lounge**

12' 8" x 11' 11" ( 3.86m x 3.63m )  
Double glazed sliding doors to the side aspect, carpet throughout, gas radiator, double glazed window to the side aspect.

### **Annex Kitchen/Diner**

16' 6" x 7' 7" ( 5.03m x 2.31m )  
Access from the front, wall and base cupboard units, integrated oven and hob, extractor, dishwasher, fridge/freezer, laminate flooring.

### **Annex Bedroom**

12' 7" x 8' ( 3.84m x 2.44m )  
Double glazed window to the rear aspect, gas radiator, carpet throughout.

### **Annex Shower Room**

Double glazed window to the side aspect, gas radiator, walk-in shower, wash hand basin, w/c, extractor.

### **Rear Garden**

Patio area, laid to lawn, access to annex, outside tap.





**Located in a highly sought-after area, this well-proportioned three bedroom semi-detached family home offers versatile living alongside a self-contained one-bedroom annex. With excellent local amenities and reputable schools nearby, this property is perfectly suited for modern family life.**

**The ground floor boasts a spacious lounge which flows through to the dining room, creating a fantastic space. There is a good-sized fitted kitchen and a third reception room, offering flexibility for use as a home office, playroom, or additional sitting room. Upstairs, the property features three well-proportioned bedrooms and a family bathroom.**

**The self-contained annex offers its own private living space, comprising a lounge/diner, fitted kitchen, and shower room - ideal for guests, extended family, or rental potential. Externally, the property benefits from a generous rear garden along with ample off-road parking to the front for approximately four/five vehicles.**



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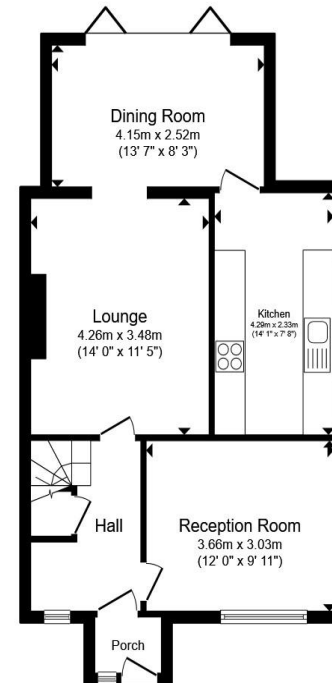
- Three Bedroom Semi-Detached House
- One Bedroom Annex
- Open Plan Lounge/Dining Room
- Generous Rear Garden
- Parking for Four/Five Cars

Tenure: Freehold EPC Rating: D

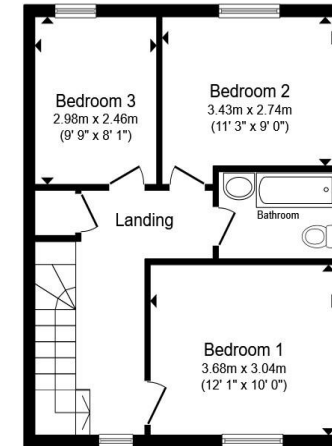
Council Tax Band: B

offers in excess of

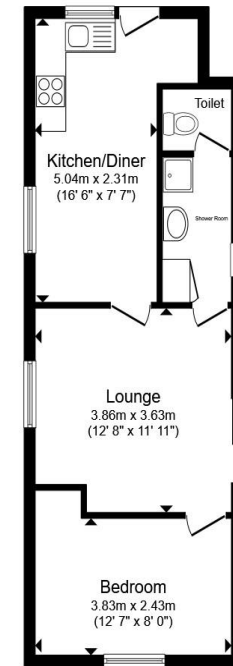
**£425,000**



Ground Floor



First Floor



Annex

Total floor area 142.5 m<sup>2</sup> (1,534 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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Property Ref:  
BIT113278 - 0002

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