



8 Romill Close, West End, Southampton, SO18 3NE  
£375,000

WHITE & GUARD

# 8 Romill Close

West End, Southampton

## INTRODUCTION

Situated in the highly sought-after location of West End, this four-bedroom semi-detached home offers spacious and versatile accommodation throughout. The property briefly comprises an entrance hall, downstairs shower room, office, lounge, dining room, and fitted kitchen on the ground floor. Upstairs, there are four bedrooms and a family bathroom. Externally, the property benefits from a small front garden and an enclosed rear garden with excellent potential to create a wonderful outdoor space.

## 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. West End 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 C
- EPC - Grade F





## INSIDE

Entering via the wooden front door, the entrance hall features laminate flooring, a radiator, and access to all principal rooms.

The office enjoys a double-glazed window to the rear, laminate flooring, and a radiator, making it an ideal space for home working or study.

The downstairs shower room benefits from an original single-glazed window with secondary glazing to the front, vinyl flooring, walk-in shower, WC, and wash hand basin.

The lounge features an original single-glazed window with secondary glazing to the front, wooden flooring, and an attractive open fireplace. The room flows directly into the dining room, creating a welcoming and sociable living space.

The dining room has a double-glazed window overlooking the rear garden, continuation of the wooden flooring, a radiator, stairs rising to the first floor with useful understairs storage, and access to the kitchen.

The fitted kitchen enjoys double-glazed windows to both the rear and side, along with a wooden door providing direct access to the garden. Finished with laminate flooring and a radiator, the kitchen offers a range of wall and base units with marble-effect worktops and a ceramic sink. Integrated appliances include a double oven, hob with extractor over, and dishwasher, while there is space for a washing machine and American-style fridge freezer.

The first floor provides four bedrooms, all benefiting from carpeted flooring and radiators. Bedrooms one and two further benefit from built-in wardrobes.

The family bathroom is fitted with tiled flooring, a heated towel rail, panel-enclosed bath with shower over, WC, and wash hand basin.

## OUTSIDE

To the front of the property, a hardstanding pathway leads down the side of the house to the front door. The front garden is enhanced by a variety of mature plants and shrubs.

The large enclosed rear garden features a hardstanding patio area directly from the back door, providing an ideal space for outdoor seating and entertaining. Beyond this, mature trees and established planting extend towards the rear boundary, offering plenty of potential to create a beautiful and private outdoor retreat.



## SERVICES

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

Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

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**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.

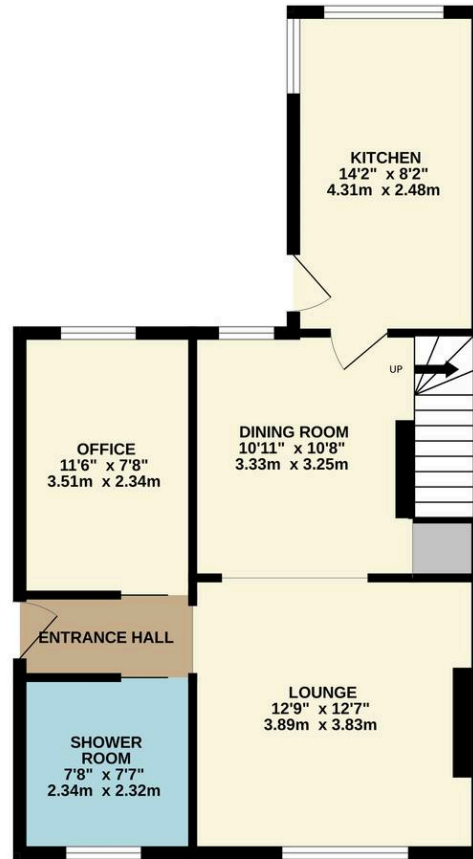
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These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels 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.

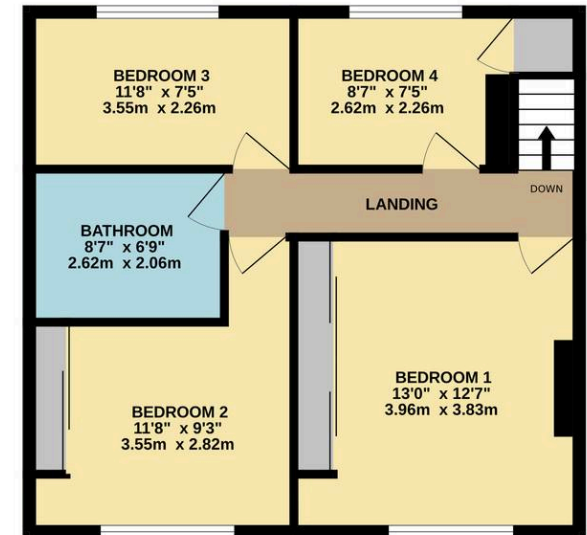
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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