



**Avalon Cottage, Swaythling Road, West End,
Southampton SO18 3HT**

welcome to

Avalon Cottage Swaythling Road, West End Southampton

An impressive three-bedroom detached family home, beautifully presented with modern interiors throughout. Benefiting from extensive off-road parking with gated access and a generous wrap-around rear garden, this superb home must be viewed to be fully appreciated!

Front Garden

Impressive entrance gates, generous off-road parking, EV charging point, beautifully presented frontage.

Entrance Hall

Access to all rooms, stairs to first floor, under floor heating.

Cloakroom

Low level w/c, wash hand basin, under floor heating.

Lounge

15' 11" x 10' 2" (4.85m x 3.10m)
Double glazed windows to the front and side aspect, carpet throughout with under floor heating, double glazed bi-fold doors leading to the garden.

Kitchen/Dining Room

22' 4" x 10' 10" (6.81m x 3.30m)
Open plan kitchen and dining room with stylish wall and base cupboard units, worktop surfaces, integrated appliances, eye level double oven and grill, induction hob with stainless steel extractor, dishwasher, washing machine, fridge/freezer, double glazed window to the front aspect, dining space with bi-fold doors leading to the rear garden.

Utility Area

Additional storage space with double glazed door leading to the garden.

Landing

Access to all rooms, loft hatch, carpet throughout, double glazed window to the rear aspect, radiator.

Bedroom One

11' 8" x 10' 4" (3.56m x 3.15m)
Double glazed window to the rear aspect, carpet throughout, built in storage, radiator, access to;

En Suite

Double glazed window to the front aspect, wash hand basin unit with storage underneath, low level w/c, walk-in shower, heated towel rail.

Bedroom Two

11' 6" x 10' 10" (3.51m x 3.30m)
Double glazed window to the front aspect, carpet throughout, built in storage, radiator.

Bedroom Three

10' 10" x 10' 6" (3.30m x 3.20m)
Double glazed window to the rear aspect, built in storage, carpet throughout, radiator.

Bathroom

Bath, overhead shower with screen, low level w/c, wash hand basin unit, heated towel rail, double glazed window to the front aspect.

Rear Garden

The property enjoys a generous wrap around garden with a substantial patio area for seating.



Modern Detached House with Gated Access



Situated in the highly sought-after location of West End, this impressive three bedroom detached family home offers stylish and contemporary living throughout. The property features a modern kitchen/diner with bi-folding doors opening onto the rear garden, a spacious lounge, downstairs w/c, three well-proportioned bedrooms, an en-suite to the principal bedroom, and a modern family bathroom.

Externally, the home benefits from a generous wrap-around rear garden along with an impressive amount of off-road parking to the front. An internal viewing is highly recommended to fully appreciate all that this exceptional home has to offer!



The property benefits from a modern air source heat pump, providing efficient heating and hot water, helping to reduce running costs. The driveway is equipped with an EV charging point. The vendor has advised there is a full 9 years warranty remaining.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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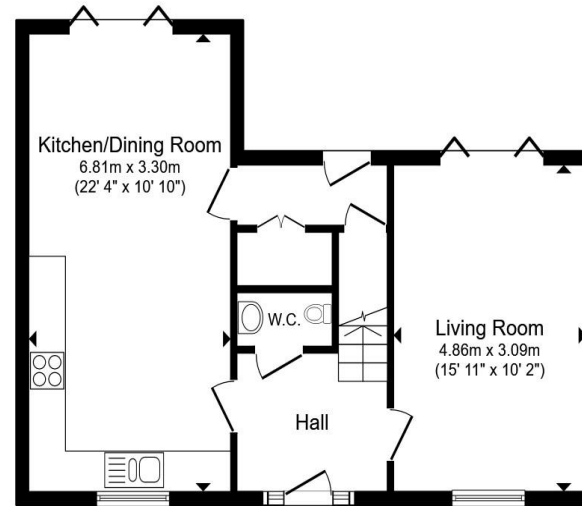
- Three Bedroom Detached Home
- Modern Throughout
- Ample Off-Road Parking
- Bi-Fold Doors Leading to Rear Garden
- En Suite, Cloakroom & Family Bathroom

Tenure: Freehold EPC Rating: C

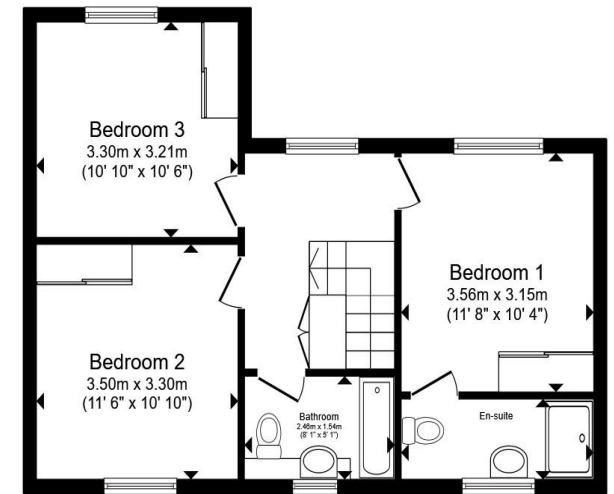
Council Tax Band: E

offers in excess of

£475,000



Ground Floor



First Floor

Total floor area 101.4 m² (1,092 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

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Property Ref:

BIT113378 - 0003

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