



**Bitterne**  
**023 8042 2600**

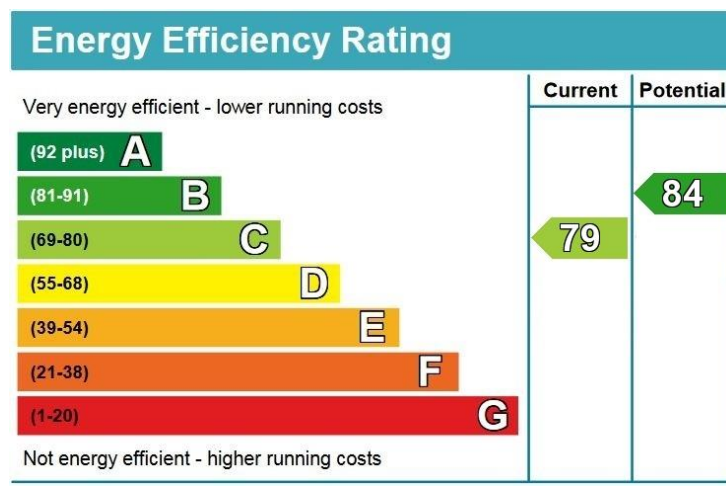


**21 Tamar Gardens, West End, Southampton,  
Hampshire, SO18 3LR**

**£400,000 Freehold**

**Draft Details Awaiting Vendor Approval**

Welcome to Tamar Gardens! Tucked away in a popular cul-de-sac location within the heart of Chartwell Green is this hidden gem. This EXTENDED three-bedroom semi-detached family home has so much on offer and is sold with NO FORWARD CHAIN! Positioned on a impressive plot, the property boasts off-road parking to the front and a large rear garden with side access! Showcasing spacious accommodation, step inside through the main entrance porch into a sociable dining room flowing into a stylish "high-gloss" kitchen featuring granite worktops and branded Bosch integral appliances, including double oven, dishwasher and microwave. Extended to the right-hand side to create a truly stunning living room to the rear with natural light beaming through from an orangery and large sliding patio doors to the rear garden. A double bedroom to the front aspect and tasteful walk-in shower and utility room! Upstairs continues to sell itself with two double bedrooms and a main family bathroom.



# 21 Tamar Gardens, West End, Southampton, Hampshire, SO18 3LR

## £400,000 Freehold

### Approach:

Block paved driveway providing off road parking.

### Entrance Hall:

Smooth ceiling, storage cupboard, door to:

### Dining Room

12' 10" (3.91m) x 13' 10" (4.22m)::

Smooth ceiling with spotlights inset, stairs rising to first floor, UPVC triple glazed window to front, radiator.

### Kitchen

10' 7" (3.23m) x 13' 9" (4.19m)::

Smooth ceiling with spotlights inset, UPVC double glazed window to rear and UPVC double glazed French doors to rear opening onto garden, a range of wall, base and drawer units with work surface over, stainless steel sink and drainer inset, integrated oven and electric hob over, integrated fridge/freezer, breakfast bar.

### Master Bedroom

11' 11" (3.63m) x 11' 7" (3.53m)::

Smooth ceiling with spotlights inset, UPVC triple glazed window to front, radiator.

### Shower Room

9' 9" (2.97m) x 7' 8" (2.34m)::

Smooth ceiling with spotlights inset, fully tiled walls, walk-in shower with mains fed shower over, WC and wash hand basin, space and plumbing for washing machine and tumble dryer, heated ladder towel rail, tiled floor.

### Lounge

18' (5.49m) x 12' (3.66m)::

Smooth ceiling with UPVC double glazed window inset, UPVC double glazed sliding patio doors to side opening onto garden.

### Landing:

Textured ceiling, hatch providing access to loft space, doors to:

### Bedroom Two

9' 3" (2.82m) max reducing to 6'7" (2.01m) x 13' 9" (4.19m):

Smooth ceiling with spotlights inset, two UPVC double glazed windows to rear overlooking garden, radiator.

### Bedroom Three

9' 2" (2.79m) max reducing to 6'4" (1.93m) x 13' 9" (4.19m)::

Smooth ceiling with spotlights inset, UPVC triple glazed window to front, radiator.

### Bathroom

7' 8" (2.34m) x 4' 7" (1.40m)::

Smooth ceiling with spotlights inset, fully tiled walls, UPVC triple glazed obscured window to side, three-piece suite comprising: panel enclosed bath with mains fed shower over, WC and wash hand basin, heated ladder towel rail, tiled floor.

### Garden:

Fence enclosed rear garden, mainly laid to lawn, patio seating area, pedestrian side access, shed with power and light connected, outside tap.

### Services

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

### Council Tax Band

Band C

### Sellers Position

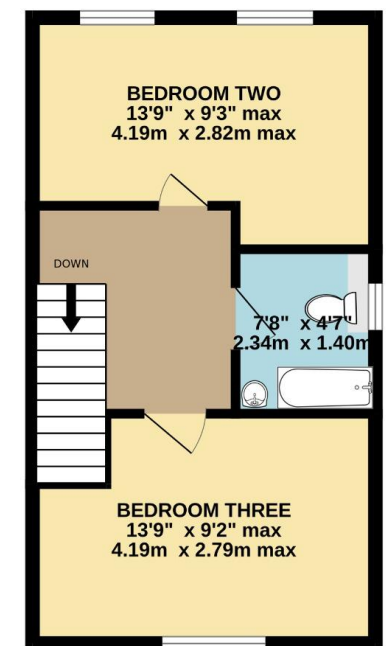
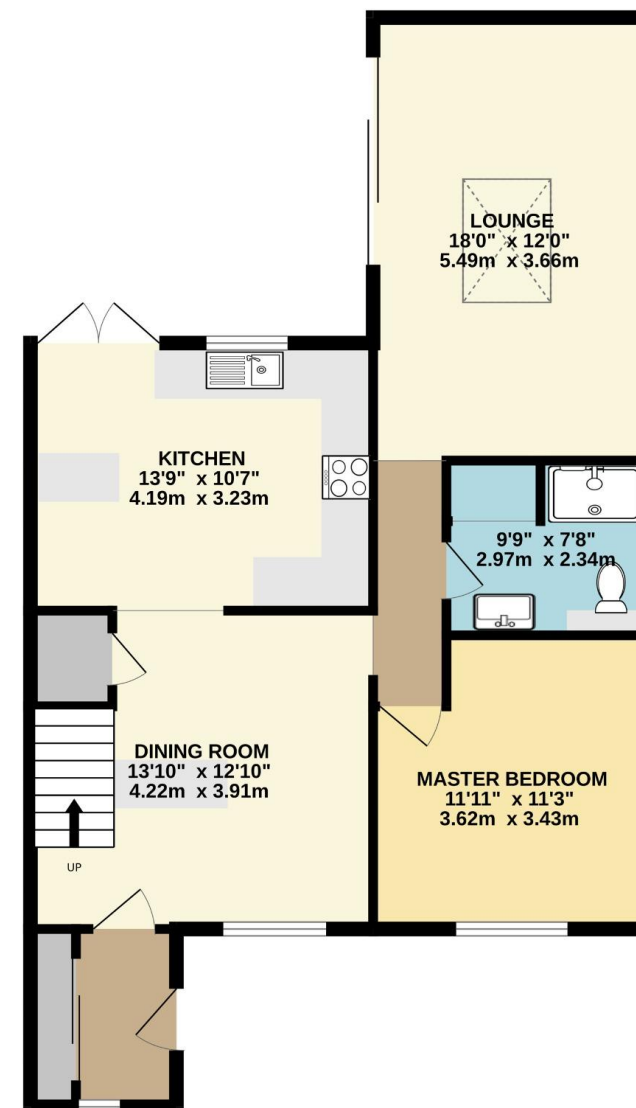
No Forward Chain

### Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

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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### Bitterne

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Bitterne  
SO19 7RD

023 8042 2600

### Shirley

391 Shirley Road  
Shirley  
SO15 3JD

023 8078 0787

### Woolston

24 Portsmouth Road  
Woolston  
SO19 9AB

023 8039 3255

### Auction Department

62 High Street  
West End  
SO30 3DT

023 8047 4274

### Lettings & Block Management

2-4 New Road  
Southampton  
SO14 0AA

023 8071 0402

### Do you need an Energy Performance Certificate?

Field Palmer are able to offer EPC services across Hampshire and the south of England.

### We can offer mortgage advice

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, offset, buy to let, non status, re-mortgage and more.

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