



Total area: approx. 112.9 sq. metres (1214.9 sq. feet)



11 Welland Gardens, West End
Southampton, Hampshire SO18 3PU

£435,000 Freehold

Spacious four bedroom home set in a quiet location within West End. Immaculately presented throughout, this is an ideal family home offering good sized kitchen, spacious and light living room, dining room and downstairs cloakroom. Upstairs four double bedrooms and a refitted four piece family bathroom. Outside, an attractive garden on two levels, with lawn and patio area. To the front, and integral garage and plenty of driveway parking.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Overview

- FOUR BEDROOM FAMILY HOME
- LARGE LIVING ROOM
- DINING ROOM WITH DOORS TO GARDEN
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS TOILET
- GARAGE
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM WITH SEPARATE SHOWER
- ATTRACTIVE REAR GARDEN
- PEACEFUL LOCATION



Presented in immaculate condition throughout, this is a beautifully spacious four bedroom family home set in a peaceful location. Benefitting from a lovely large sitting room with bay window, dining room with doors to the garden, kitchen/breakfast room and downstairs toilet on the ground floor. Upstairs, four double bedrooms and a family bathroom with separate shower as well as a double ended bath.

Outside, the garden is arranged on two levels, with a lawned area to the rear and paved terrace accessible from the dining room. Ideal for summer entertaining. To the front, a driveway and the integral garage, which offers further opportunity to increase the ground floor space, if desired.

Set within the Chartwell Green area of West End, with easy access to shops, the village centre, bus routes and pubs and restaurants. Well placed for good schools, and Moorlands Primary School is within walking distance.

Tenure - Freehold

EPC Rating - TBC

Council Tax Band - E

Agents Note- Draft Copy of particulars

Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

