

4 Hickory Gardens, West End

Southampton, Hampshire SO30 3RN

£550,000 Freehold

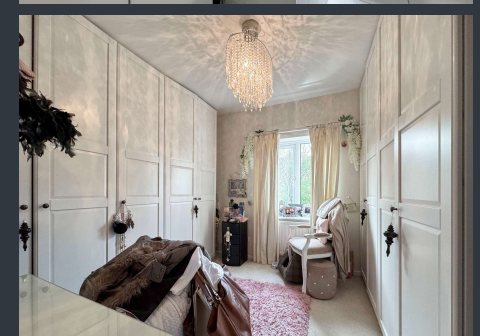
A beautifully presented extended detached home in a highly sought-after location within the village of West End. Within easy walking distance of the village centre, shops and other amenities. Benefitting from excellent space with four double bedrooms, two bathrooms, living room, gorgeous kitchen/dining room and garden room with roof lights and vaulted ceiling. Further benefits include driveway parking, garage, utility room and downstairs cloakroom.

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

- STUNNING DETACHED HOME
- FOUR DOUBLE BEDROOMS
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- GORGEOUS GARDEN ROOM EXTENSION WITH VAULTED CEILING AND BIFOLD DOORS
- 22' KITCHEN/DINING ROOM
- LIVING ROOM
- ATTRACTIVE, SECLUDED REAR GARDEN WITH PATIO AND LAWN
- WEST END VILLAGE SITUATION
- IDEALLY PLACED FOR SCHOOLS, VILLAGE CENTRE, TRANSPORT LINKS



Set in a quiet road just off Barbe Baker Avenue in West End village, a beautifully presented extended detached home. The ground floor benefits from plenty of flexible living space including a beautiful garden room with vaulted ceiling and bifold doors. The kitchen/dining room extends to over 22' with plenty of space for a large dining table, as well as a stylish fitted kitchen with breakfast bar and solid wood worktops. Off the kitchen is a utility room and downstairs cloakroom. To the front of the property is the large, light living room with feature fireplace. The garage has been partially converted to offer pantry storage and the front part can be used for bikes/garden equipment etc.

Upstairs, the main bedroom has a stylishly fitted en-suite shower room, and there are three further double bedrooms, (one is currently used as a dressing room), as well as a family bathroom.

Outside, the easily maintained rear garden benefits from a West-facing patio area as well as raised beds and a lawn. Benefitting from a good degree of privacy, a lovely space to relax in the summer.

To the front, a block paved driveway with parking for two vehicles.

Tenure - Freehold

EPC - C

Council Tax Band - F

Agents Notes - 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.