



Swincombe Rise, West End, Southampton, Hampshire, SO18 3NL

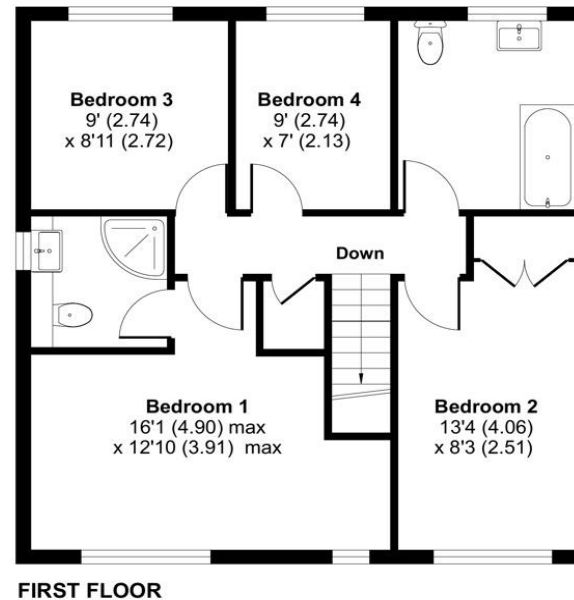
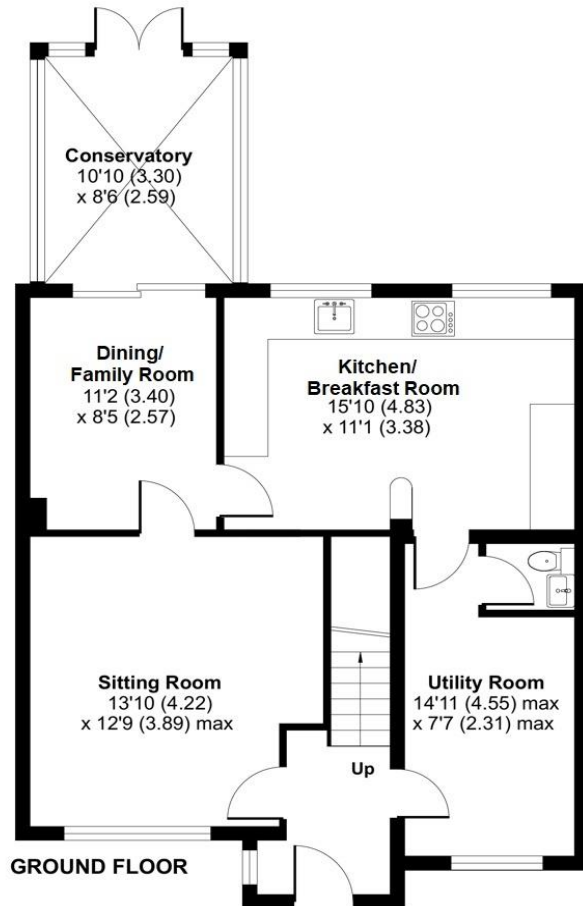


ACCOMMODATION

Welcome to this fantastic four-bedroom detached house nestled within the popular Chartwell Green neighbourhood in West End. Tucked away along a private drive leading to just three properties, this residence boasts both charm and convenience. The well-designed and versatile layout of this home caters to a modern lifestyle. Upon entry, you'll be greeted by a welcoming entrance hall, a door that leads to a generous sitting room, perfect for relaxation and entertainment. The adjacent separate dining room/family room offers a space for hosting gatherings or enjoying family meals. The heart of the home lies in the spacious kitchen/breakfast room, providing ample space for culinary adventures. The converted garage has been thoughtfully repurposed into a utility room and extra reception space, enhancing the functionality of the property. Practicality meets aesthetics with the inclusion of a downstairs cloakroom, offering convenience for both residents and guests. Upstairs continues to impress with four bedrooms complete with an ensuite shower room to the principal bedroom, with the other three bedrooms being served by the spacious family bathroom. Outside there is a block paved driveway providing off-road parking for several vehicles and a delightful garden to the rear.

Approximate Area = 1371 sq ft / 127.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1020825



SITUATION

West End is conveniently situated on the outskirts of Southampton. There is a wide range of amenities and facilities in West End village centre that include shops, banks and public houses. Other benefits include sought-after schools, a leisure centre and a number of superstores within a short drive. Easy access is also available to the M27, M3 and railway networks. Eastleigh town is only a 10-minute drive away with its variety of shops, restaurants, sports facilities and a cinema and bowling complex. The area enjoys excellent transport links via the M27, M3 and railway networks. The nearby Itchen Valley Country Park, with its 440 acres of Green Flag awarded water meadows and woodland is ideal for those who appreciate the outdoors, while the picturesque villages of Hamble, Bursledon, Swanwick and Warsash all offer inviting bars, cafes and restaurants.



SPECIFICATION

- Four-bedroom family home
- Two reception rooms
- Spacious kitchen/breakfast room
- Bathroom and ensuite shower room
- Conservatory
- Enclosed rear garden
- Driveway parking for several vehicles

LOCAL AUTHORITY

Eastleigh Borough Council
Council tax Band: D

ASKING PRICE

£475,000

TENURE

Freehold