



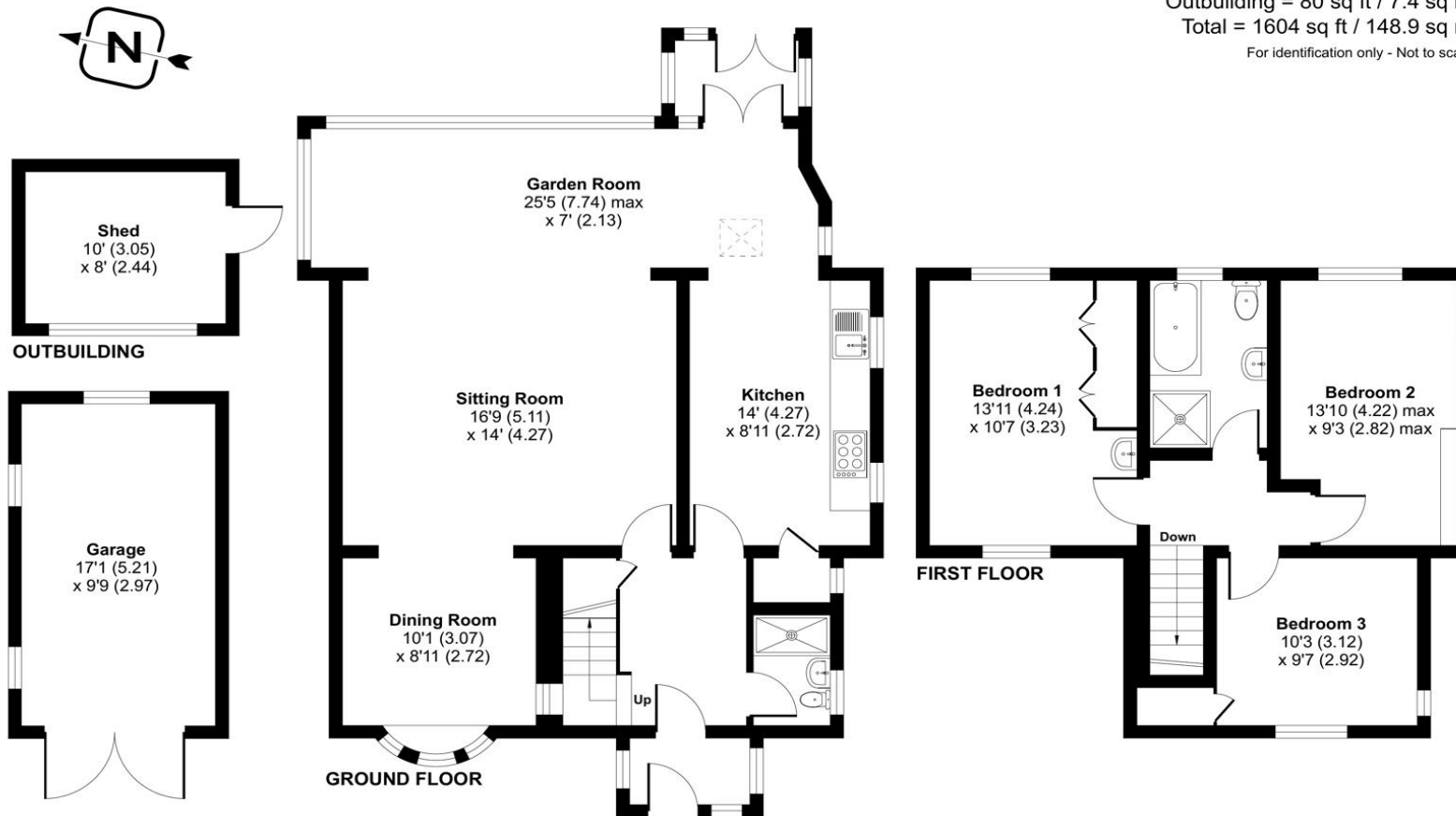
Chalk Hill, West End, Southampton, Hampshire, SO18 3BY



ACCOMMODATION

Located on one of West End's superior roads and within close commuting distance to the city centre is this traditional detached family home offered to the market with no forward chain. The generously sized and favourably laid out accommodation on the ground floor comprises of a large open entrance hallway leading through to a galley style kitchen with ample storage and worktop surface space. From the kitchen is the show-stopping garden room with beautiful views over the large easterly facing rear garden. Completing the downstairs accommodation is a shower room and a large separate sitting room and dining room positioned to the front of the home with a wonderful bay window allowing an array of light to flow through the home. Upstairs on the first floor are three good-sized double bedrooms, with the principal bedroom benefitting from built in storage. All bedrooms are served by the four-piece family bathroom. Externally, the rear garden provides a high degree of privacy with a mature tree line and various shrubs. The front of the property offers ample driveway parking and a gated entrance leading to further parking and a detached single garage.

Approximate Area = 1360 sq ft / 126.3 sq m
 Garage = 164 sq ft / 15.2 sq m
 Outbuilding = 80 sq ft / 7.4 sq m
 Total = 1604 sq ft / 148.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	77
(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: 1053591



SITUATION

West End is a sought-after 'village' style suburb to the east of Southampton with excellent road, rail and air transport links. The high street hosts an excellent variety of local shops and there is a good choice of popular schooling for all ages within the vicinity. Superb leisure facilities are provided by the Itchen Valley Country Park whilst Manor Farm Country Park enjoys walks along the Hamble river. The nearby retail park offers superb "out of town" shopping and the nearby Ageas Bowl is the home of Hampshire cricket hosting international matches and live music events. The yachting havens of Hamble and Bursledon are a short drive away. Easy access is also available to the M27, M3 and railway network.



SPECIFICATION

- No forward chain
- Detached single garage
- Large rear garden
- Driveway parking for multiple vehicles
- Garden room
- Saint James Ce Primary School, Deer Park and Wildern School catchment

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: E

GUIDE PRICE

Asking Price £525,000

TENURE

Freehold