

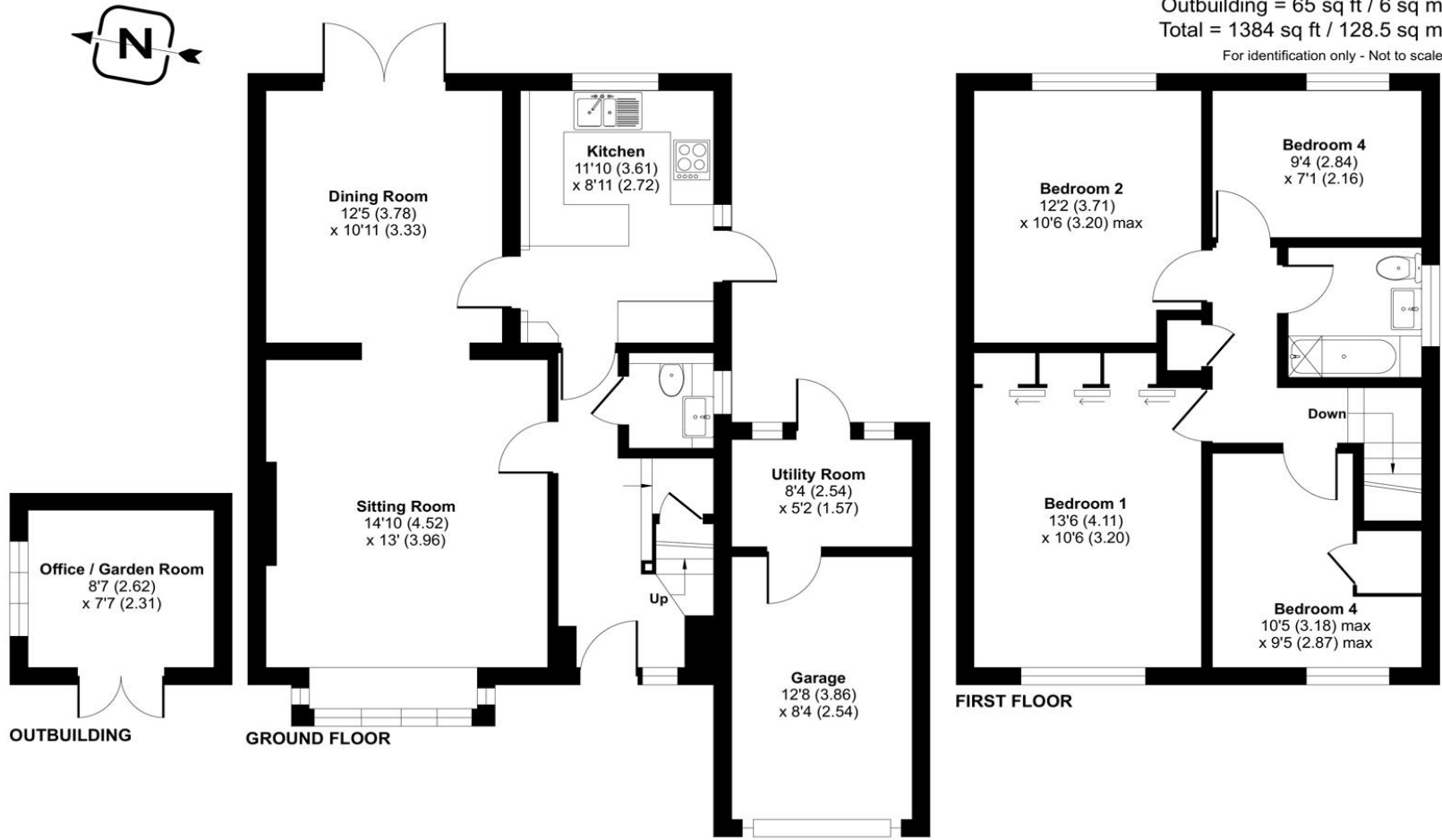


Monarch Way, West End, Southampton, Hampshire, SO30 3JQ



ACCOMMODATION

Located at the end of a quiet cul-de-sac in the sought-after West End neighbourhood, this inviting four-bedroom detached house offers an ideal family haven. Conveniently situated within close proximity to local schools and the vibrant West End High Street, it enjoys an abundance of amenities nearby. Step inside, and you'll find a spacious open-plan sitting/dining room creating a welcoming space for family gatherings and entertainment with sliding doors to the patio terrace. The fitted kitchen is designed for both functionality and style, and a generously sized cloakroom can be found off the hallway and completes the ground floor. As you ascend to the first floor, you'll discover four well-proportioned bedrooms, offering ample space for a growing family or guests. A three-piece family bathroom ensures convenience and comfort for all. One of the highlights of this property is the beautifully maintained rear garden, a haven for both relaxation and outdoor activities. To top it off, an office or garden room adds versatility to the outdoor space. For those in need of a practical workspace or extra storage, the garage, with a rear section transformed into a utility room, offers a perfect solution. Outside, the property boasts off-road parking for several vehicles. This family-friendly home strikes a balance between comfort and convenience, making it a truly exceptional family home in West End.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(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). © n/checom 2023. Produced for Charters Estate Agents Limited. REF: 1047701



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.



SPECIFICATION

- Detached family home
- Sought-after village location
- Four bedrooms
- Family bathroom and guest cloakroom
- Open-plan sitting/dining room
- Well-maintained garden with office/garden room
- Ample driveway parking
- Garage with utility room to the rear

LOCAL AUTHORITY

Eastleigh Borough Council

Council Tax Band - E

GUIDE PRICE

Offers Over £435,000

TENURE

Freehold