



Hazel Close, West End, Southampton, Hampshire, SO30 3JP

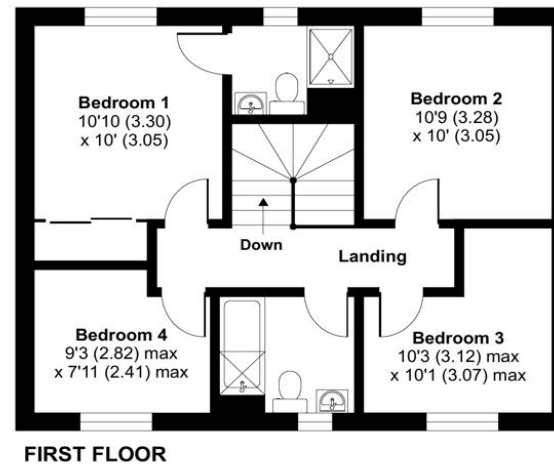
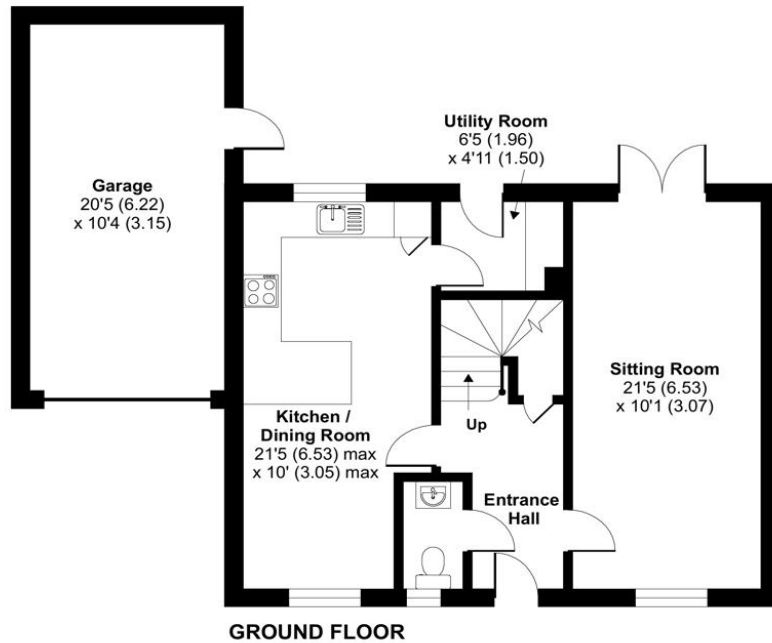


ACCOMMODATION

A wonderful opportunity to purchase this beautifully double fronted four-bedroom detached house located on a sought-after road within central West End, offering stunning tree lined views and backing onto parkland. Walking through the door of this light and airy home, the high-quality finish and space that the property offers is immediately apparent. The large sitting room, with dual aspect windows, is positioned to the right side of the home providing plenty of room for seating and a delightful aspect, letting in an abundance of natural light throughout. The fantastic sized modern fitted kitchen/dining room is situated to the left-hand side of the interior, fitted beautifully with light units, an array of worktop surface space and a sociable breakfast area. The additional bonus is having space positioned to the front for a dining table making it perfect for entertaining family and friends. A guest cloakroom completes the ground floor accommodation. The first floor continues to impress with the principal bedroom boasting built-in wardrobes and an en-suite shower room with contemporary tiles. The three further bedrooms are perfect for a growing family and are served by the main family bathroom. Outside the south-facing rear garden has been beautifully landscaped and meticulously maintained, being mainly laid to lawn, with a large patio and decking seating area creating the ideal spot for al fresco socialising in the summer months. To the front of the property is driveway parking for two vehicles and a single garage.

Approximate Area = 1416 sq ft / 131.5 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	88
(69-80)	C		
(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:



SITUATION

West End is conveniently situated on the outskirts of Southampton. There are 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 network. Eastleigh town is only a 10 minute drive away with its variety of shops, restaurants, sports facilities and a new 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

- Beautiful detached family home
- Sought-after residential location
- Spacious sitting room
- Modern fitted kitchen/dining room
- Four good-sized bedrooms
- En-suite facilities to the principal bedroom
- Stunning landscaped south-facing rear garden
- Driveway parking and a single garage

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: E

GUIDE PRICE

Asking Price £470,000

TENURE

Freehold

Annual Estate Management Charge: Approx. £200

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.