



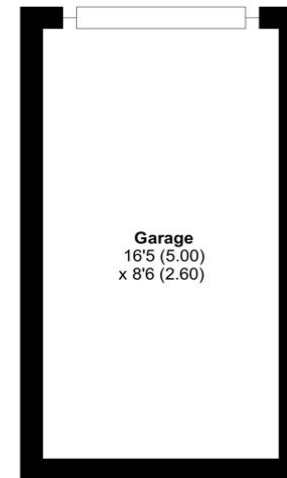
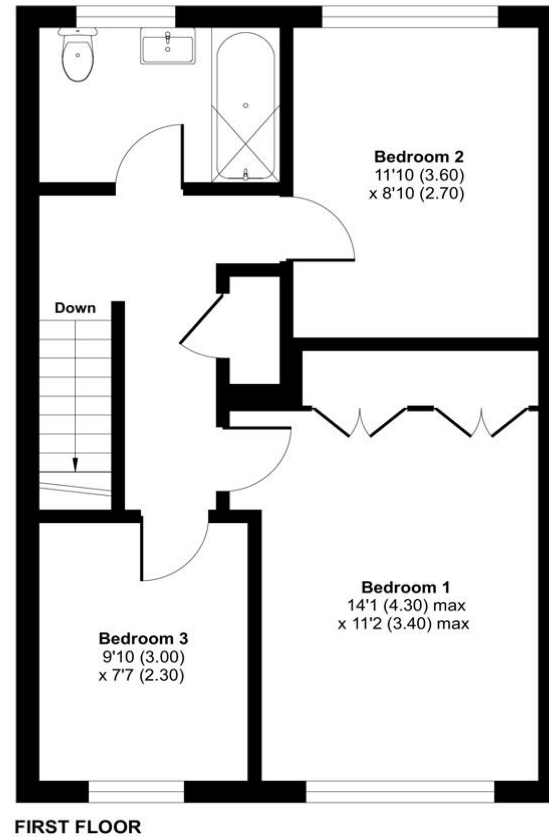
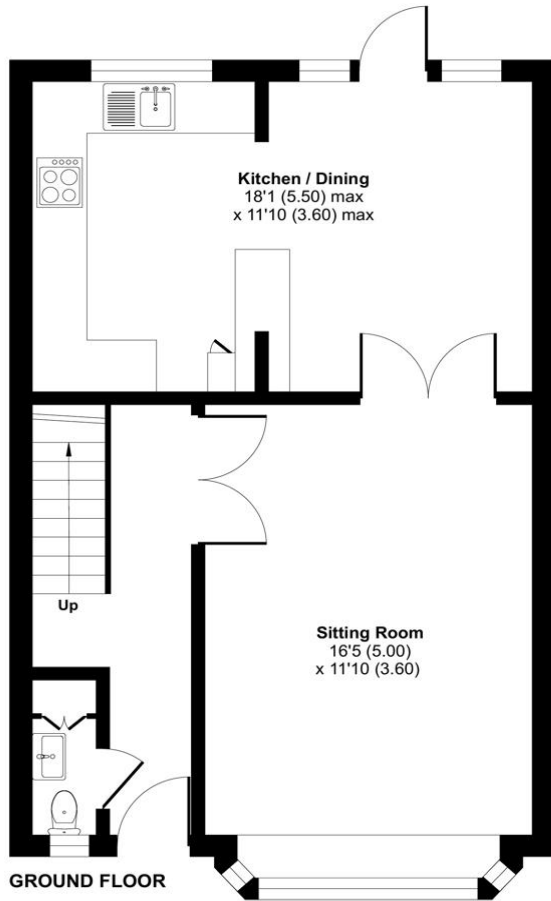
Woodland Mews, West End, Southampton, Hampshire, SO30 3DF



## ACCOMMODATION

This well-presented three-bedroom house is situated within a delightful quiet cul-de-sac position, in the hugely popular West End area. The home benefits from a range of local amenities nearby, including shops, schools and bus services. The property further benefits from residents parking spaces and a detached single garage. The front door opens into a welcoming hallway with stairs to the first floor and guest cloakroom. The sitting room is located to the front of the property and is generous in size with a wonderful large bay window allowing the natural light to stream through the home. Double doors lead to the good-sized, open-plan kitchen/dining room, which features a range of wall and base level units, with space for appliances and a door leading to the garden. The first floor continues to impress with well-proportioned bedrooms with the principal bedroom benefitting from fitted storage. Bedroom two overlooks the rear garden, whilst bedroom three is a sensible single room, or alternatively would make an ideal home office or nursery. The main family three-piece bathroom suite serves all the bedrooms completing the accommodation. The rear south easterly facing garden continues to impress with a generous sized patio area, laid lawn and rear access.

Approximate Area = 1051 sq ft / 97.6 sq m  
 Garage = 140 sq ft / 13 sq m  
 Total = 1191 sq ft / 110.6 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	73	
(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). © nchecom 2024. Produced for Charters Estate Agents Limited. REF: 1118540



## SITUATION

West End has proved to be a popular residential area on the east side of the city with local shops found nearby in the precinct. More extensive facilities including the West Quay shopping mall are found in the city centre together with popular bars, restaurants and cinemas. The Royal Victoria country park at Netley Abbey offers panoramic views of Southampton Water and the yachting havens of Bursledon, Warsash and Hamble are a short drive away. Access points to the M27 and M3 motorway networks are nearby allowing access to regional towns and cities with a variety of schools for all ages found within the vicinity.



#### **SPECIFICATION**

- Single detached garage
- Residents parking
- Central West End location
- Three bedrooms
- Downstairs cloakroom
- South East facing garden

#### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band D

#### **GUIDE PRICE**

Asking Price £370,000

#### **TENURE**

Freehold

Annual Estate Management Fee £210

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

#### **SERVICES**

Mains gas, water, electricity and drainage