



Holly Gardens, West End, Southampton, Hampshire, SO30 3RW



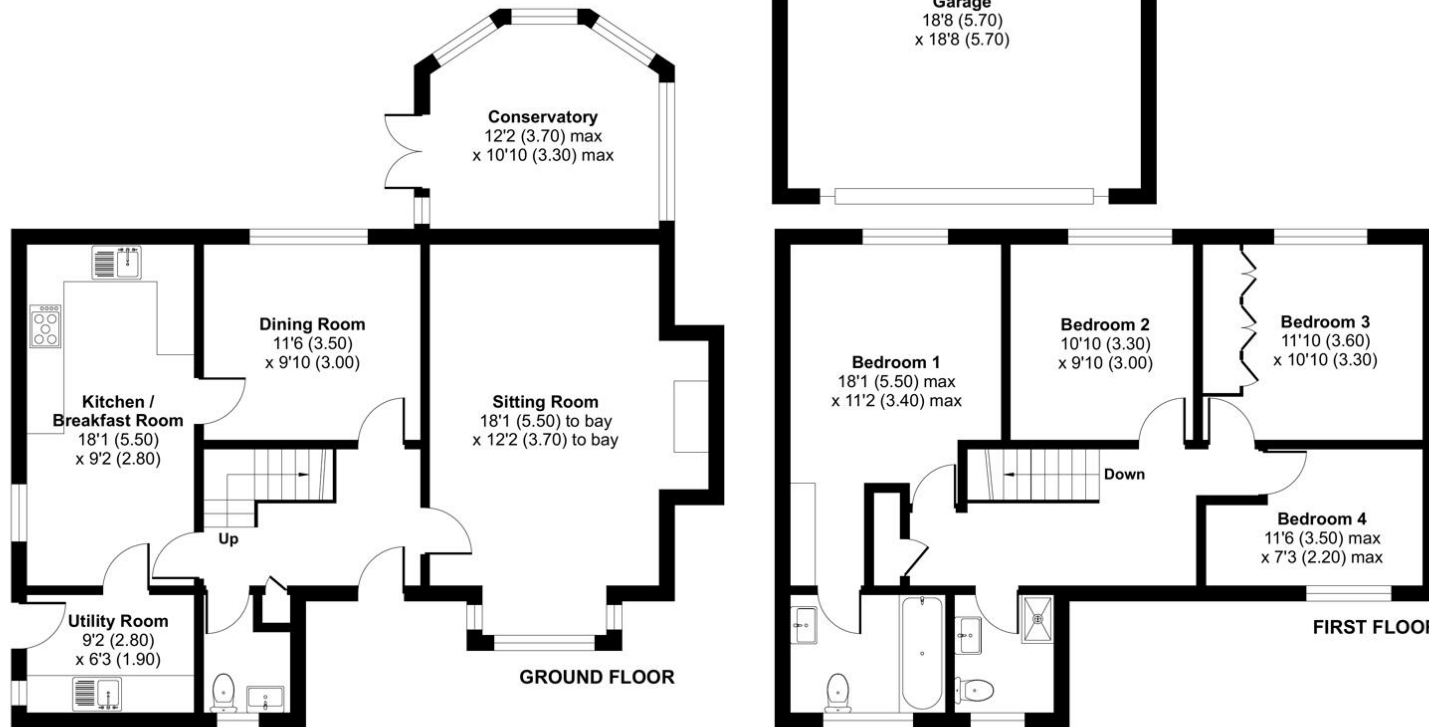
## ACCOMMODATION

Offered to the market with no forward chain, this superb detached family home in a private position within the highly sought-after close of Holly Gardens conveniently situated just off the popular Barbe Baker Avenue. The spacious and beautifully presented accommodation provides nearly 2000 sq ft and comprises a welcoming and spacious entrance hallway guiding you to all accommodation on offer.

A generously sized living room offers a great space to retreat too with an open fireplace, perfect to enjoy cosy evenings with the family as well as dual aspect allowing an abundance of light to stream throughout the room. An additional conservatory offers southerly aspect views over the garden and a quiet space to enjoy a morning coffee as well as the formal dining room, a great entertaining space for those special occasions with family and friends alike. The kitchen/breakfast room is well designed providing ample wall and base storage solutions, a separate utility/boot room with space for all the necessary appliances completes the ground floor. Upstairs are four well-proportioned double bedrooms, with the principal bedroom boasting an en-suite bathroom and built in wardrobes. A further stylish family shower room which is located off the delightful large landing services all the additional guest rooms. Externally, the private rear garden features a patio seating area, with mature shrubs and tree lined views providing privacy and a tranquil setting. The rest of the garden mainly offers laid to lawn, a second seating area and side access. A driveway to the front of the property provides off-road parking for several vehicles and leads to a detached double garage.



Approximate Area = 1565 sq ft / 145.4 sq m  
 Garage = 350 sq ft / 32.5 sq m  
 Total = 1915 sq ft / 177.9 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		76
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2024. Produced for Charters Estate Agents Limited RFF: 1190208



## 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 Southampton Airport Parkway is a 10-minute drive away (London Waterloo fastest time 1hr6mins) and, of course, the adjacent Southampton Airport.

Southampton is a thriving commercial port with a population in excess of 250,000 and achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Premier league football is played at St Marys and the nearby Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall, Mayflower and Nuffield theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.



### **SPECIFICATION**

- Offered to the market with no forward chain
- Detached double garage and driveway parking for multiple vehicles
- Positioned within private cul-de-sac
- Southerly aspect garden
- Impressive detached family home
- Walking distance to West End centre and all local amenities

### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band F

**GUIDE PRICE £665,000**

### **TENURE**

Freehold