









West End Road - £680,000

Stanford Est 2005

Still Waters West End Road, West End, Southampton, SO30 3BH **Offers In Excess Of £680,000**

Stanford Estate Agents are delighted to welcome Still Waters, an extended double fronted detached family home, perfectly situated in this highly sought after location in West End, within walking distance to the High Street, local schools and amenities. This fantastic property offers spacious and versatile accommodation including four double bedrooms, four reception rooms, a 22ft modern fitted kitchen/breakfast room, utility room, modern family bathroom, shower room and downstairs cloakroom. Benefits include a large secluded rear garden, 15ft garage and gated driveway providing ample off road parking. We already have much interest in this property and internal viewings are strongly recommended to avoid disappointment.

Directions

Entrance Hall:
Solid oak entrance door with leaded windows to either side, double radiator, stairs to first floor landing, doors to rooms.

Sitting Room/Study: (16'2" x 10'1")
Double glazed leaded light window to front aspect, feature chimney breast with brick surround, double radiator, door to garage.

Dining Room: (11'6" x 11'0)
Double glazed leaded light window to rear aspect, double radiator, picture rail, fitted shelving, understairs cupboard, door to living room.

Living Room: (19'11" x 14'11")
Double glazed leaded light windows to side aspect, door to side aspect, two double radiators, picture rail, feature limestone fireplace and log burner.

Family Room: (19'11" x 10'6")
Double glazed leaded light windows to rear aspect, double doors to rear aspect, double radiator, wood laminate flooring, door to garage.

Kitchen/Breakfast Room: (22'10" x 16'2")
Range of modern wall and base level units with contrasting worksurfaces, gas hob with extractor over, fitted eye level double oven, space for a fridge/freezer, space and plumbing for a dishwasher, inset butler style sink unit with mixer taps and an additional one and a half bowl sink unit, part tiled walls, ceiling downlighters, triple aspect double glazed leaded light windows to front, rear and side aspect, two double radiators, glazed sliding doors to rear aspect, door to utility room.

Utility Room:
Fitted worksurfaces, space and plumbing for a washing machine and tumble dryer, window to side aspect, tiled flooring, radiator, sliding doors to cloakroom.

Cloakroom:
Low level WC, hand wash basin, window to rear aspect.

First Floor Landing:
Access to loft space, airing cupboard, double glazed window to side aspect, doors to bedrooms, bathroom and shower room.

Principal Bedroom: (15'1" x 10'7")
Double glazed leaded light windows to front and side aspect, double radiator, built in wardrobes, picture rail.

Bedroom Two: (14'10" x 11'9")
Double glazed leaded light windows to side and rear aspect, double radiator, built in wardrobes, picture rail.

Bedroom Three: (15'3" x 8'9")
Double glazed leaded light windows to rear and side aspect, double radiator, space for wardrobes.

Bedroom Four: (10'7" x 7'7")
Double glazed leaded light window to side aspect, radiator, picture rail.

Family Bathroom:
Panel enclosed bath with mixer taps and shower attachment, low level WC, pedestal hand wash basin, double radiator, part tiled walls, double glazed leaded light windows to front and side aspect, fitted cupboard.

Shower Room:
Walk in shower cubicle, low level WC, vanity wash hand basin with cupboards below, vinyl flooring, ceiling spotlights, double glazed window to front aspect.

Front Garden:
Gated driveway providing ample off road parking, side access, access to garage, pathway leading to the front door, secluding mature hedgerow.

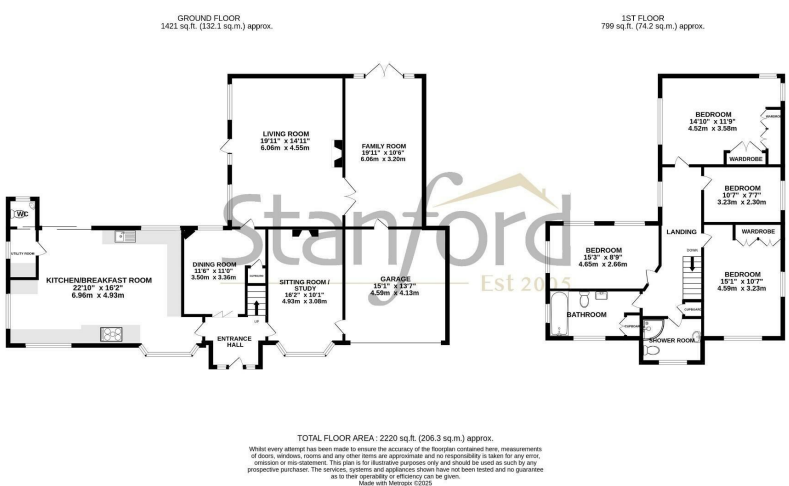
Garage: (15'1" x 13'7")
Metal up and over door, power and light, doors to family room and sitting room.

Rear Garden:
Long secluded garden which has been beautifully landscaped, secluding trees to all sides giving plenty of natural privacy, mainly laid to lawn with mature shrub borders, paved seating and entertaining space, side garden laid to lawn with access to driveway.

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: G
Local Primary School: St James C Of E Primary School
Secondary School: Wildern School/Deer Park
Viewing: Strictly By Appointment

GROUND FLOOR
1421 sq.ft. (132.1 sq.m.) approx.

1ST FLOOR
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 2220 sq.ft. (206.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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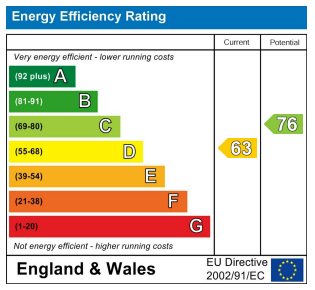


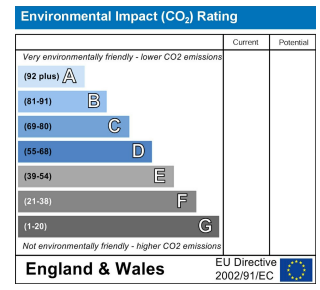












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