



**Welland Gardens, West End Southampton SO18 3PT**

**welcome to**

## **Welland Gardens, West End Southampton**

\* FOUR BEDROOM DETACHED HOUSE \* TWO RECEPTION ROOMS \* FITTED KITCHEN & UTILITY ROOM \* SOUTH FACING REAR GARDEN \* DRIVEWAY WITH PARKING FOR TWO CARS \* DESIRABLE LOCATION \* GREAT FAMILY HOME \*

### **Front Garden**

Laid to lawn, access to main property, driveway with parking for two cars, access to garage.

### **Entrance Hall**

Carpet throughout, gas radiator, leading to;

### **Lounge**

15' 7" x 15' ( 4.75m x 4.57m )

Carpet throughout, access into kitchen, dining room and integrated garage, double glazed window to the front aspect, fireplace, gas radiator, access to cloakroom, double glazed box window.

### **Cloakroom**

Wash hand basin, w/c, radiator, double glazed window.

### **Dining Room**

9' 1" x 8' 6" ( 2.77m x 2.59m )

Carpet throughout, gas radiator, double glazed sliding doors to the garden, arch into living space.

### **Kitchen**

9' 10" x 8' 6" ( 3.00m x 2.59m )

Wall and base cupboard units, double glazed window to the rear aspect, white good appliances, gas hob and cooker, sink and drainer, splash back tiles.

### **Utility Room**

8' x 4' 7" ( 2.44m x 1.40m )

Under counter plumbing for white goods, double glazed door leading to rear garden, double glazed window.

### **Landing**

Access to all rooms, carpet throughout, leading to;

### **Bedroom One**

12' 8" x 12' 2" ( 3.86m x 3.71m )

Large double room with double glazed window to the front aspect, gas radiator, carpet throughout, built in wardrobes.

### **Bedroom Two**

12' 2" x 8' 2" ( 3.71m x 2.49m )

Double room with double glazed window to the front aspect, carpet throughout, gas radiator, built in cupboard.

### **Bedroom Three**

11' 9" x 8' 11" ( 3.58m x 2.72m )

Double room with double glazed window to the rear aspect, carpet throughout, gas radiator.

### **Bedroom Four**

9' 6" x 8' 2" ( 2.90m x 2.49m )

Double glazed window to the rear aspect, carpet throughout, gas radiator, built in cupboard.

### **Bathroom**

Bath with overhead shower, w/c, wash hand basin unit, storage units, double glazed window to the rear aspect, towel rail, tiled walls.

### **Rear Garden**

Patio area, side access, shed, raised area laid to lawn with shrubbery.

### **Garage**

17' 9" x 8' 3" ( 5.41m x 2.51m )

Electric roller up and over door, access from main property, electrics.





**Fox & Sons are delighted to welcome to the market this four-bedroom detached family home, situated in the highly sought-after and quiet Chartwell Green area, offering an excellent location close to well-regarded schools, local amenities, and convenient transport links.**

**The ground floor boasts a spacious living room which flows seamlessly into the adjoining dining room, making it perfect for both everyday living and entertaining. The fitted kitchen offers ample storage and workspace, complemented by a useful utility area, with a door leading out to the rear garden. A convenient downstairs w/c completes the ground floor. Upstairs, the property features three double bedrooms, an additional bedroom and a family bathroom.**



**Outside, the home benefits from a front garden and a South facing rear garden, with mature shrubs allowing for sun and shade. An integrated garage and a driveway providing parking for two vehicles add to the practicality of this appealing property.**

**A fantastic opportunity to acquire a spacious family home in a desirable and well-connected location.**



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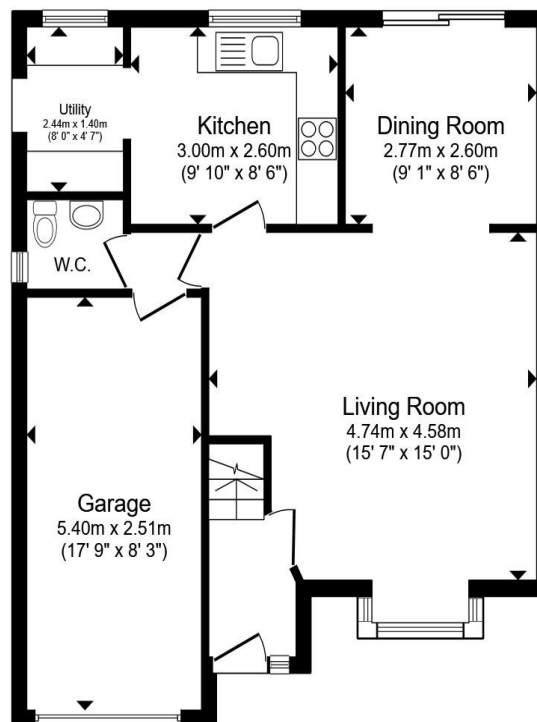
welcome to

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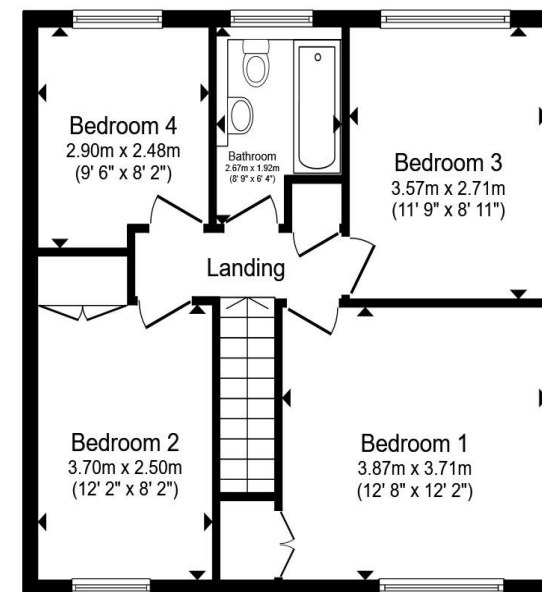
- Detached House
- Four Bedrooms
- Spacious Lounge & Dining Room
- Garage & Driveway
- South Facing Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers in excess of  
**£400,000**



Ground Floor



First Floor

Total floor area 113.8 m<sup>2</sup> (1,225 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
BIT113238 - 0005

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