



# 7 Eden Road, West End, Southampton, SO18 3QW

Asking Price £465,000

Stanford Estate Agents are delighted to present this impressive four bedroom detached house in West End. The property is well presented throughout & boasts an en suite to the master bedroom, study/play room, utility room, cloakroom & a 19ft kitchen/breakfast room. An internal viewing is recommended.

## ENTRANCE HALL:

Coved & smooth plaster ceiling, stairs to first floor landing, radiator, under stairs storage cupboard.

## LOUNGE: (16'3" x 13'4")

Coved & smooth plaster ceiling, double glazed window to front aspect, double glazed window to side aspect, electric fire place, television point, radiator.

## STUDY/PLAY ROOM: (12'9" x 7'9")

Smooth plaster ceiling, double glazed window to front aspect, radiator, built in storage cupboard.

## KITCHEN/BREAKFAST ROOM: (19'5" x 10'11")

Smooth plaster ceiling, inset down lighting, double glazed window to rear aspect, double glazed French style doors to rear aspect leading out to the rear garden, vertical radiator, a range of wall mounted & base level units, roll top work surfaces, built in induction hob & electric oven, sink & drainer with mixer tap above, space for a wine chiller, built in dishwasher.

## UTILITY ROOM: (7'10" x 6'5")

Coved & smooth plaster ceiling, double glazed window to rear aspect, double glazed door to rear aspect, radiator, wall mounted & base level units, roll top work surfaces, space for a fridge/freezer, space & plumbing for a washing machine, built in storage cupboard.

## CLOAKROOM:

Coved & smooth plaster ceiling, obscure double glazed window to side aspect, low level WC, wash hand basin, tiling to principle areas.

## FIRST FLOOR LANDING:

Smooth plaster ceiling, loft hatch.

## BEDROOM 1: (13'7" x 13'2")

Smooth plaster ceiling, double glazed window to front aspect, radiator, built in wardrobe.

## EN SUITE:

Coved & smooth plaster ceiling, obscure double glazed window to front aspect, heated towel rail, fully tiled walls, fully tiled shower, low level WC, wash hand basin.

## BEDROOM 2: (13'4" x 7'10")

Smooth plaster ceiling, double glazed window to front aspect, radiator.

## BEDROOM 3: (9'4" x 7'10")

Smooth plaster ceiling, double glazed window to rear aspect, radiator, built in wardrobe.

## BEDROOM 4: (8'11" x 7'0")

Smooth plaster ceiling, double glazed window to rear aspect, radiator, built in wardrobe.

## FAMILY BATHROOM: (8'8" x 7'2")

Smooth plaster ceiling, inset down lighting, obscure double glazed window to side aspect, airing cupboard, heated towel rail, part tiled walls, panel enclosed bath with shower above, low level WC, pedestal wash hand basin.

## FRONT GARDEN:

The front garden is laid to lawn with a tarmac driveway providing off road parking for two cars.

## REAR GARDEN:

The secluded & south westerly facing rear garden is enclosed & mainly laid to lawn with a wood decked area. There is also a shed & side access via a gate.

## OTHER INFORMATION:

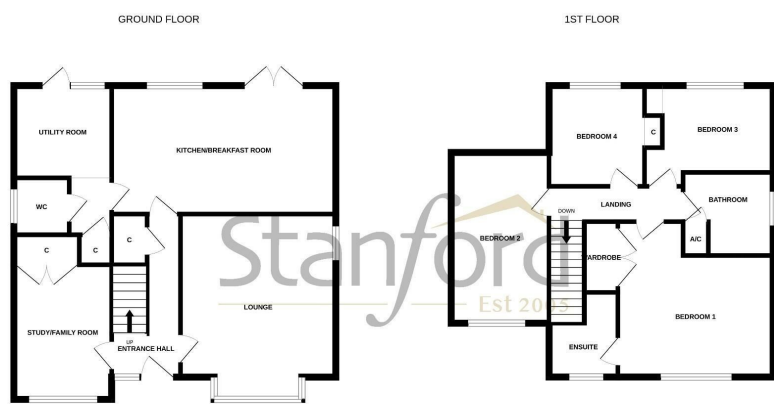
LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band E

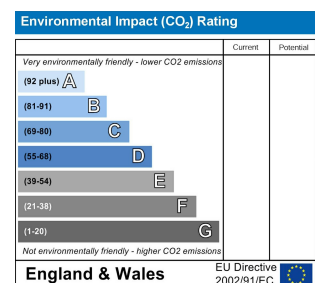
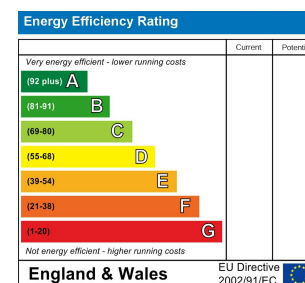
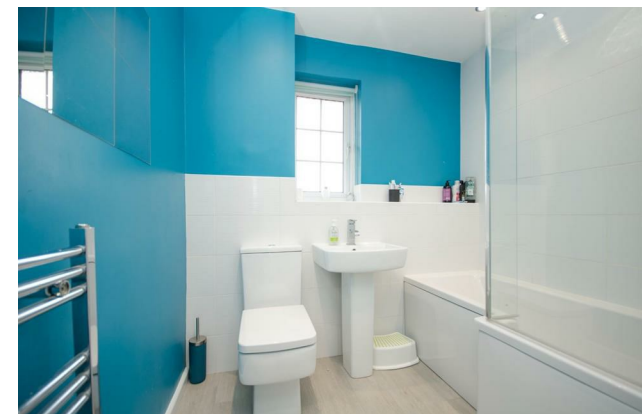
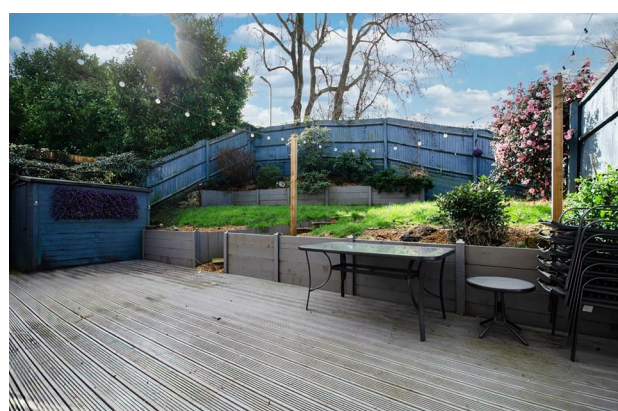
SELLERS POSITION: Looking To Purchase A Property

INFANT/JUNIOR SCHOOL: Townhill Infant School/Townhill Junior School

SECONDARY SCHOOL: Bitterne Park School



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors 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 here are not tested and no guarantee as to their operation or efficiency can be given. Made available through CML24



Tel: 023 8202 9966  
Email: [bitterne@stanfordestateagents.co.uk](mailto:bitterne@stanfordestateagents.co.uk)  
Address: 394 Bitterne Road, Bitterne, SO18 5RS



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