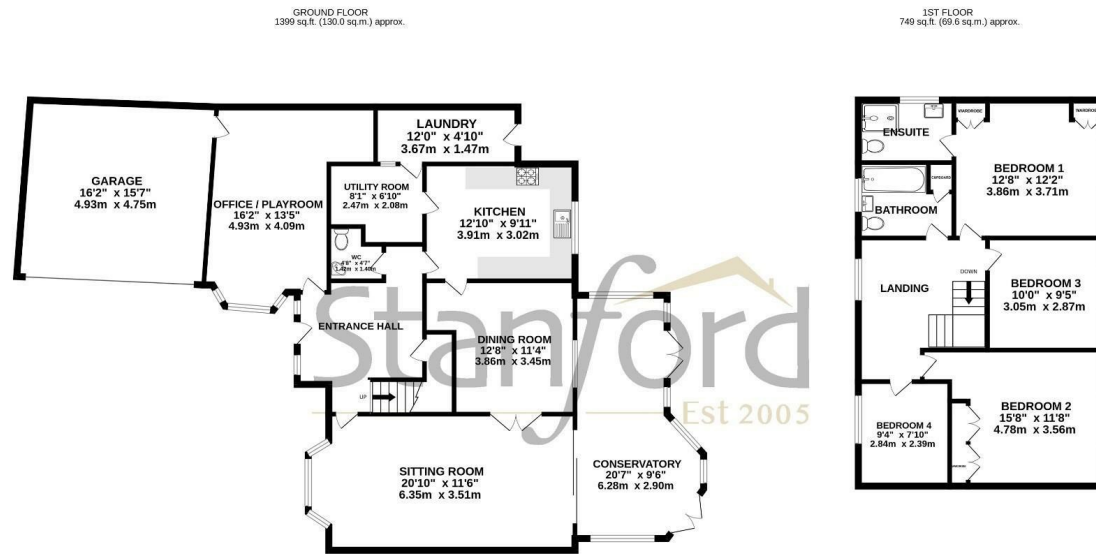




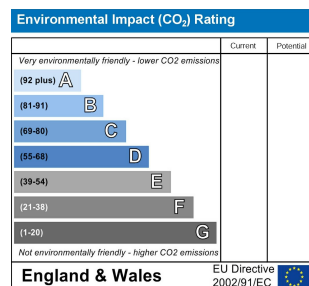
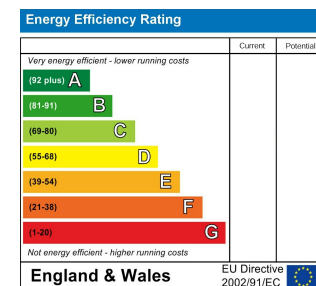
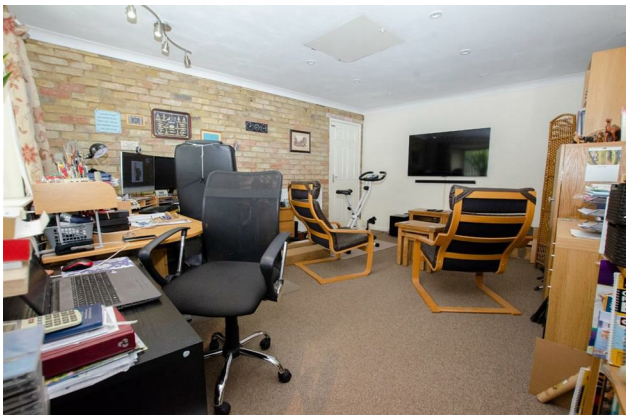
17 Windermere Road, West End, Southampton, SO18 3PE

Price Guide £575,000

Stanford Estate Agents are delighted to offer for sale this stunning four bedroom bay fronted detached family home, ideally tucked away in this highly sought after cul-de-sac location in West End. This fantastic property offers spacious and versatile accommodation including two reception rooms, a 20ft conservatory, fitted kitchen and utility room, a modern upstairs family bathroom, en suite shower room and a downstairs cloakroom. Benefits include a 16ft office/playroom, a secluded and landscaped rear garden backing onto woodlands, double garage and ample off road parking. This is a truly wonderful family home and internal viewings are strongly recommended to avoid disappointment.



TOTAL FLOOR AREA: 2148 sq.ft. (199.6 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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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

