

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.

Entrance Hall:
Stairs to large, galleried first floor landing, radiator, wood flooring, doors to other rooms, under stairs cupboard.

Cloakroom:
Low level WC, vanity wash hand basin with cupboards below, part tiled walls, heated towel rail, tiled flooring.

Sitting Room: (20'10" x 11'6")
Bay fronted double glazed window, double radiator, sliding doors to conservatory, double doors to dining room. Feature fireplace with real chimney

Dining Room: (12'8" x 11'4")
Wood laminate flooring, radiator, double glazed window to rear aspect, doors to kitchen and sitting room.

Conservatory: (20'7" x 9'5")
Double glazed construction, double radiator, tiled flooring, two double doors to rear aspect.

Kitchen: (12'10" x 9'11")
Range of wall and base level units with rolled edge work surfaces, breakfast bar, sink and drainer with mixer tap, gas hob with extractor hood over, built in double oven, space and plumbing for a dishwasher and fridge/freezer, tiled flooring, part tiled walls, double glazed window to rear aspect, radiator, door to utility room.

Utility Room
Rolled edge work surface, stainless steel sink and drainer, space and plumbing for a washing machine, tiled floor, door to boot/storage room.

Second storage room
Off utility room with space for additional fridge, freezer etc. door to garden.

Office/Playroom: (16'2" x 13'5")
Double glazed window to front aspect, double radiator, door to garage, access to part floored loft space.

First Floor Landing:
Doors to bedrooms and bathroom. no access to loft space.

Bedroom One: (12'8" x 12'2")
Two double glazed windows to rear aspect, radiator, built in wardrobes, door to en suite.

En Suite Shower Room:
Walk in shower cubicle, low level WC, vanity wash hand basin cupboards below, tiled flooring and part tiled walls, heated towel rail, double glazed window to side aspect.

Bedroom Two: (15'8" x 11'3")
Double glazed window to rear aspect, radiator, built in wardrobes.

Bedroom Three: (10'0" x 9'5")
Double glazed window to rear aspect, radiator, space for wardrobes.

Bedroom Four: (9'3" x 7'10")
Double glazed window to front aspect, radiator, fitted cupboard.

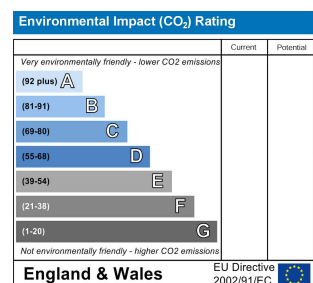
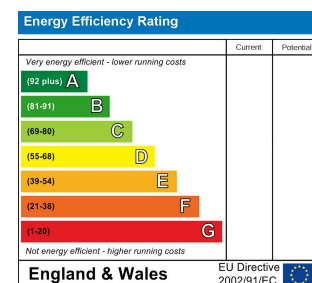
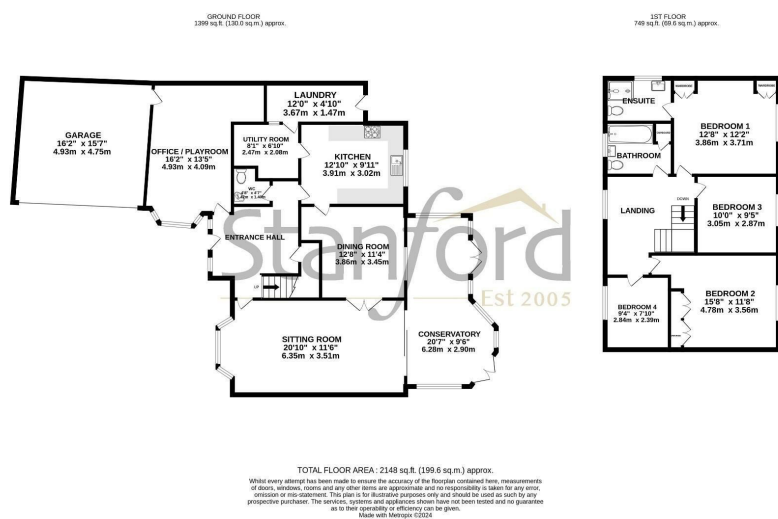
Family Bathroom:
Modern suite comprising panel enclosed bath with shower over, vanity wash hand basin with cupboards below, low level WC, heated towel rail, tiled flooring, part tiled walls, fitted cupboard, double glazed window to front aspect. Access to part floored loft space

Front Garden;
A very attractive frontage with a pathway leading to front door, lawned area and mature shrubs, ample driveway off road parking. Side gate to rear garden.

Rear Garden:
Large secluded and landscaped, two level rear garden backing onto woodlands with a patio seating and entertaining area, mainly laid to lawn with flower and shrub borders, a raised rockery area, panel fence surround, storage shed, greenhouse and side access gate. This garden is a true haven for relaxation and enjoyment.

Double Garage: (16'2" x 15'7")
Electric roller door, power and light, storage space above with potential to extend above, door to office.

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: F
Sellers Position: Looking To Purchase A property
Local Primary School: Townhill Infant School/Townhill Junior School
Secondary School: Bitterne Park School



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