



4 Clifton Gardens, West End, Southampton, SO18 3DA

Asking Price £350,000

Stanford Estate Agents are delighted to offer for sale this large, three bedroom, detached bungalow, ideally located in this highly sought after cul-de-sac in West End. This property offers spacious and versatile accommodation including two good sized reception rooms, a fitted kitchen, wet room and a separate cloakroom. Benefits include a secluded rear garden, garage and ample off road parking. Internal modernisation required. Offered with no forward chain, internal viewings are strongly recommended to avoid disappointment.

Entrance Hall:
Radiator, doors to other rooms, two storage cupboards

Reception Room: (13'10" x 13'8")
Double radiator, electric fireplace, open plan to:

Reception Room: (13'8" x 12'4")
Double radiator, coved ceiling, double glazed window to side aspect, patio sliding doors to rear aspect.

Kitchen: (11'3" x 10'4")
Wall and base level units with rolled edge worksurfaces, gas hob and electric oven with stainless steel extractor hood, space and plumbing for a washing machine, dishwasher and fridge/freezer, sink and drainer, double glazed window to rear aspect, door to rear.

Bedroom One: (12'7" x 11'10")
Double glazed window to front aspect, radiator, space for wardrobes.

Bedroom Three: (11'10" x 9'0")
Double glazed window to side aspect, radiator, space for wardrobes.

Bedroom Three: (11'6" x 7'10")
Double glazed window to front aspect, radiator, built in wardrobes

Wet Room:
Electric shower, hand wash basin, radiator, tiled walls, double glazed window to side aspect.

Separate WC:
Low level WC, radiator, double glazed window to side aspect.

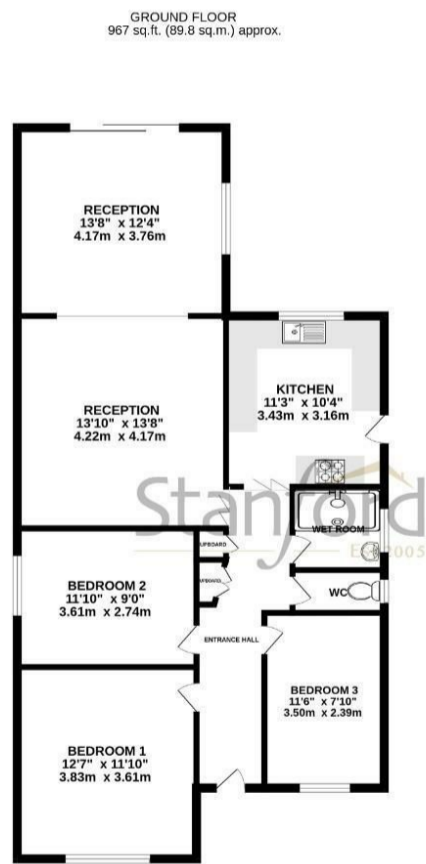
Front- Garden;
Laid to lawn, brick wall surround, path leading to front door, driveway providing ample off road parking, side access to garage.

Rear Garden:
Patio area, laid to lawn with secluding trees to rear end, shrub borders, side access, access to garage.

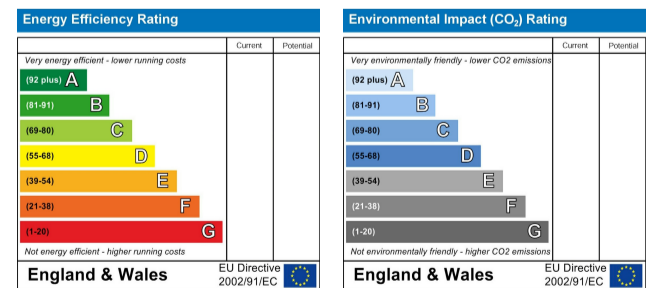
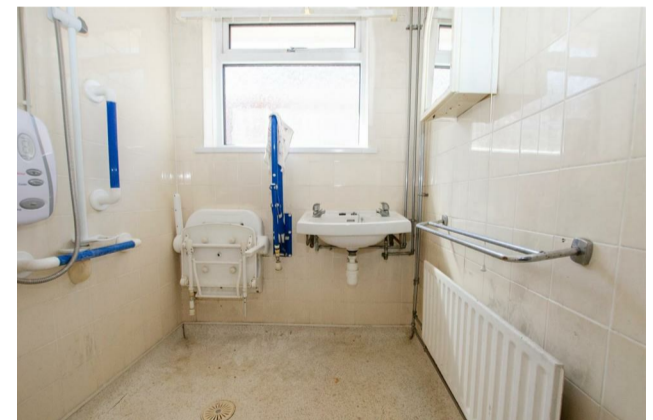
Garage:

Metal up and over door.

Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: D
Sellers Position: No Forward Chain
Local Primary School: St James C Of E Primary School
Secondary School: Wildern School



TOTAL FLOOR AREA: 967 sq. ft. (89.8 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 feature 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.
Made with floorplan 02024



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