



Woodland Mews - £350,000

Stanford
Est 2005



35 Woodland Mews, West End, Southampton, SO30 3DF

Asking Price £350,000

Stanford Estate Agents are delighted to present this impressive, three bedroom home in this highly sought after location in West End. This fantastic property is well presented throughout and boasts, a bright and airy 16ft sitting room, a stylish 17ft kitchen/diner, south-west facing garden and a garage. An internal viewing is highly recommended.

Entrance Hall:
Smooth plaster ceiling to coving, radiator, stairs leading to first floor.

Sitting Room: (16'1" x 11'7")
Smooth plaster ceiling to coving, radiator, double glazed bay window to the front aspect, two double doors leading to hallway and kitchen/diner, carpet flooring.

Kitchen: (17'1" x 11'7")
Smooth plaster ceiling to coving, a range of modern fitted wall and base level units with contrasting worksurface, integrated gas hob with extractor over, fitted electric double oven, space and plumbing for a dishwasher, washing machine, fridge and freezer, double glazed window to rear aspect and double glazed double doors leading to the rear garden.

Cloakroom: (6'5" x 2'8")
Smooth plaster ceiling, obscure double glazed window to front aspect, low level WC and hand wash basin.

First Floor Landing:
Access to bedrooms and bathroom, loft and airing cupboard, carpet flooring.

Master Bedroom: (16'0" x 11'0")
Smooth plaster ceiling to coving, radiator, carpet flooring, built-in wardrobe and double glazed window to front aspect.

Bedroom Two: (11'8" x 9'1")
Textured ceiling to coving, radiator, double glazed window to rear aspect, carpet flooring.

Bedroom Three: (9'10" x 7'2")
Textured ceiling, radiator, double glazed window to front aspect, carpet flooring.

Bathroom: (8'4" x 5'10")
Textured ceiling, tiling to principal areas, suite comprising panel enclosed bath with shower over, low level WC, hand wash basin, heated towel radiator and an obscure double glazed window to rear aspect.

Front:
The front is mainly laid to lawn with footpath leading to the front door. To the front of the property there is residents' parking and a single garage with an up and over door.

Rear garden:
A delightful and enclosed south westerly facing garden which is mainly laid to lawn and with mature shrub borders, there is a good sized paved patio seating and entertaining area and pedestrian gated side access.

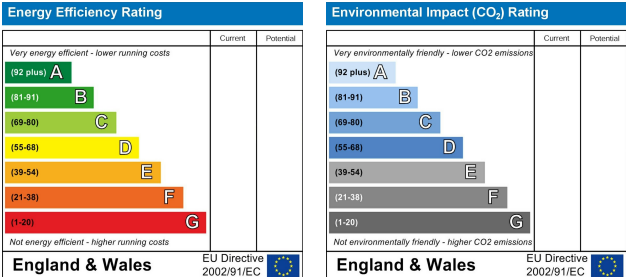
Other Information:
Local Council: Eastleigh Borough Council
Council Tax Band: D
Local Primary School: St James Ce Primary School
Secondary School: Wildern School/Deer Park School
Sellers Position: Looking To Purchase A Property Locally
Estate Charge: £210 per annum

West End is a parish in Hampshire in the borough of Eastleigh, some five miles east of the city of Southampton. The village of West End is small and generally classed as an area in the outer suburbs or rural urban fringe of the borough of Eastleigh because of the surrounding woodland and countryside, including Telegraph Woods and Itchen Valley Country Park.

The village is known for being home of the Utilita Bowl, the stadium where Hampshire County Cricket Club plays, and occasionally England. Aside from a number of listed houses, the other landmarks of the parish are Moorgreen Hospital, a large, ornate Victorian building, the original St James School, built in 1901, on the high street, and West End Fire Station, a museum in the centre of the village. The village offers a host of shops, a chemist, local supermarket, doctors surgery, dentists and is minutes drive to Hedge End and M27 motorway links.



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



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

