

**KINGS**  
ESTATES

GUIDE PRICE  
**£505,000**

West End Road, Southampton, SO18 6QN **Freehold**



# Welcome to

## West End Road

Kings Estates are delighted to present this exceptional three-bedroom detached house situated in the highly sought-after area of Bitterne, Southampton. Offering a perfect blend of character features and modern upgrades, this spacious home is presented in very good condition and is ideal for families or discerning buyers seeking long-term potential.

Positioned on a generous plot, the home is set back from the road behind a large driveway offering off-road parking for up to five vehicles, along with a detached garage featuring up-and-over doors. Internally, the property has been upgraded with underfloor heating to the majority of the ground floor, and includes two large reception areas, a modern fitted kitchen diner, and a range of built-in features that provide both comfort and practicality. The entrance hall offers access to a handy under-stairs storage area and leads to a downstairs WC with wash hand basin and WC, both with underfloor heating. The lounge features a wood burner, central heating radiator, and TV/telephone points, offering a warm and inviting space for relaxation.

The spacious kitchen diner is fitted with a range of modern wall and base units, ceramic sink, double oven, electric hob, integrated appliances and has double glazed windows and French doors to the garden. A utility room is also provided with plumbing for both washing machine and dryer, further enhancing convenience. Upstairs, the landing includes loft access and leads to three double bedrooms and a family bathroom. The principal bedroom features a bay window, central heating radiator, and built-in wardrobes. Bedroom two is similarly well-sized, with built-in storage, and bedroom three features a rear aspect, built-in wardrobes and radiator. The family bathroom is finished to a high standard,

comprising a walk-in shower, full-sized bath, WC, WHB unit, and mixer taps.

To the rear, the property boasts a large semi-landscaped garden, featuring a shed, rear office/storage space, and access from the rear of the garage. The outdoor area is ideal for entertaining, children's play, or future development potential (subject to planning).

This attractive home is offered with no onward chain and vacant possession, making it ideal for those seeking a smooth and swift purchase.

### ACCOMMODATION

Entrance Hall – 10'97" x 5'08"

DG door, underfloor heating, storage cupboard, stairs to first floor

Downstairs WC 3'17" x 3'64"

DG window, WC, WHB, underfloor heating

Lounge 11'9" x 14'86"

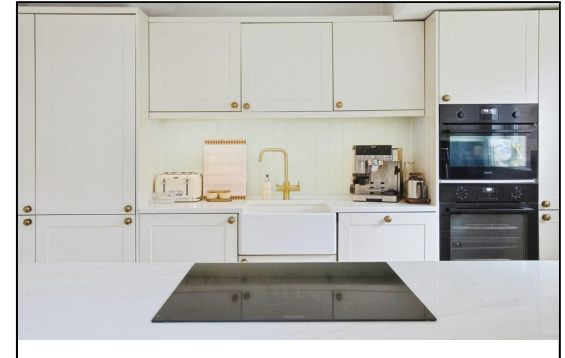
DG bay window, fireplace with wood burner, underfloor heating, TV points,

Kitchen Diner 17'00" (max) x 20'54"

Open plan Modern fitted units, ceramic sink, electric hob, double oven, fridge freezer space, DG French doors, underfloor heating

Utility Room – Plumbing for W/M and dryer, DG window, fitted units

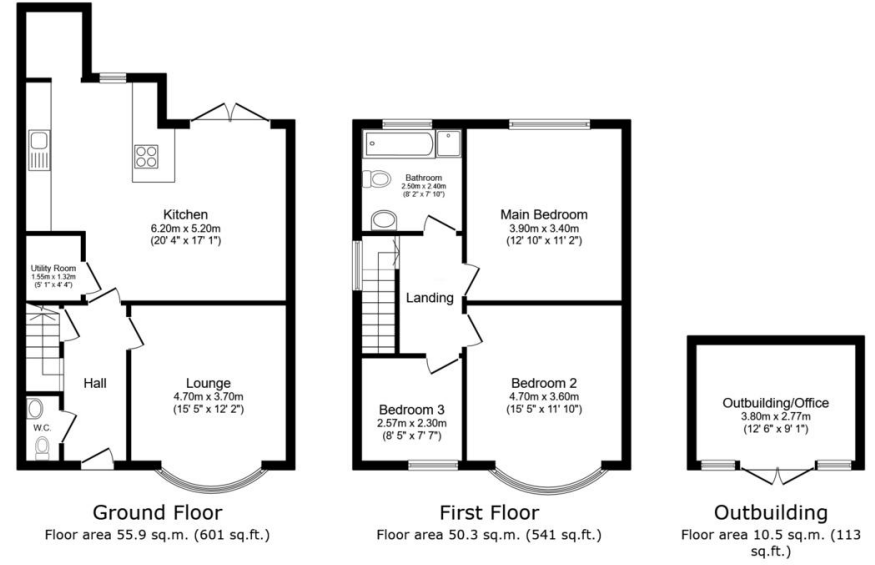
EPC Rating: **61D**  
Council Tax Band: **D**







## Floorplan



Total floor area: 116.6 sq.m. (1,256 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)

## Property Features

- THREE-BEDROOM DETACHED FAMILY HOME
- CHAIN-FREE AND VACANT POSSESSION
- TWO RECEPTION ROOMS INCLUDING LOUNGE WITH WOOD BURNER
- MODERN KITCHEN DINER WITH FRENCH DOORS TO GARDEN
- UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR
- LARGE SEMI-LANDSCAPED REAR GARDEN WITH SHED AND OUTBUILDING
- GARAGE AND DRIVEWAY FOR 5+ CARS
- SPACIOUS FAMILY BATHROOM WITH SEPARATE BATH AND WALK-IN SHOWER
- GAS CENTRAL HEATING AND FIBRE BROADBAND
- LOCATED NEAR EXCELLENT SCHOOLS, SHOPS AND TRANSPORT LINKS



## Kings Estates

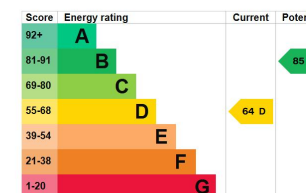
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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