



3 Beacon Mews
West End
Southampton
SO30 3JX



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£625,000

INTRODUCTION

This beautifully presented and extended four bedroom detached family home briefly comprises an entrance hall, sitting room, study, cloakroom, utility and a stunning 30ft L-shaped kitchen/dining/family room with bi-folding doors opening onto the rear patio area. On the first floor there are four bedrooms (bedroom four is currently being used as a dressing room), an en-suite to the master and a family bathroom.

To the front of the property there is a driveway providing off road parking, leading to the double garage. To the rear there is an attractive garden with a paved patio area, leaving the rest of the garden mainly laid to lawn.

The property is located within the popular area of West End and benefits from being close to local shops, schools and amenities, as well as the M27 motorway links.



INSIDE

The front door opens into the entrance hall which has stairs leading to the first floor, a storage cupboard and doors through to the sitting room, cloakroom and kitchen. The study has windows to the front and side, whilst the sitting room has bi-folding doors to the rear and sliding doors leading through to the dining area.

The stunning kitchen/dining/family room has bi-folding doors leading onto the rear patio area and a skylight. The kitchen has been fitted with a matching range of wall and base units with cupboards and drawers under. There are three built-in ovens, a ceramic hob with extractor over, integrated dishwasher, wine cooler and fridge/freezer. There is a useful island incorporating a sink unit and breakfast bar. The family area has a wood burning stove to one corner and enjoys views across the rear garden. The separate utility room has a skylight and door to the front. There are ample storage cupboards, a sink unit and space for a washing machine and tumble dryer.

On the first floor, the spacious master bedroom has a window to the rear and a door leading through to the ensuite, which has a window to the front, a walk-in double width shower, wash hand basin and WC. Double doors from the master bedroom lead through to the dressing room (previously the fourth bedroom), which has a window to the rear. Bedroom two overlooks the rear garden, whilst bedroom three has a window to the front. The family bathroom has a window to the front and comprises a panel enclosed bath, wash hand basin and WC.

OUTSIDE

To the front of the property there is a driveway providing off road parking, leading to the double garage. To the rear there is an attractive garden with a paved patio area, leaving the rest of the garden mainly laid to lawn.

DIRECTIONS

From our office in Hedge End proceed to the end of St Johns Road and turn right onto Kanes Hill. Follow this road and at the roundabout take the second exit onto Moorhill Road. After a short distance turn right into Telegraph Road and first left into Beacon Road. Turn left into Beacon Mews, where the property can be found at the end of the cul-de-sac.



SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX

Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		59	62
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

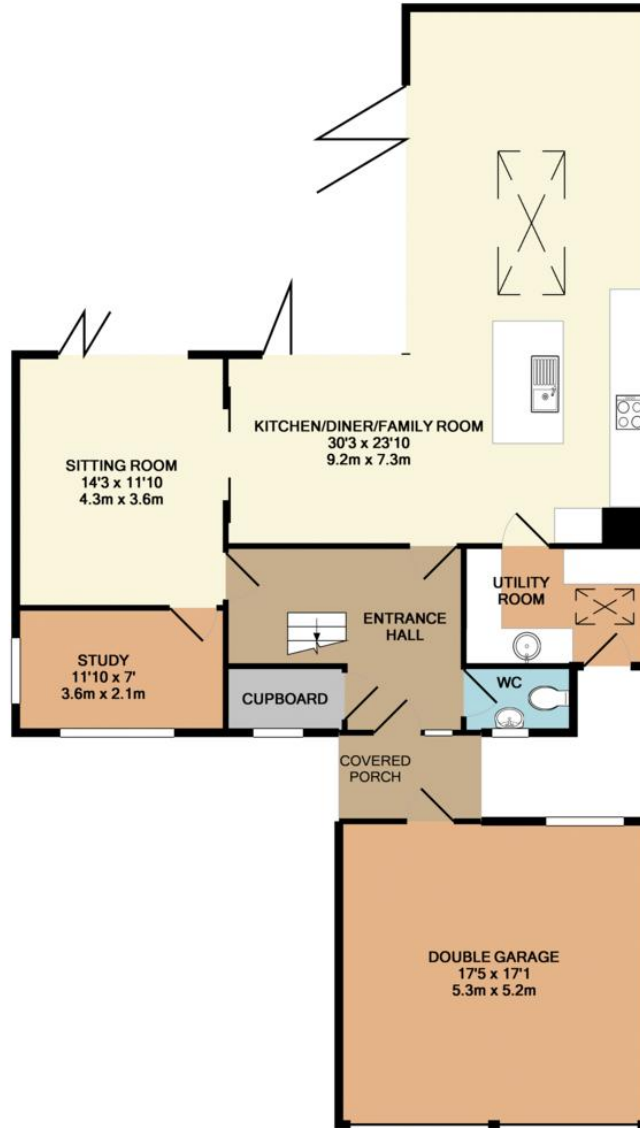
T: 01489 779030

13 St Johns Centre, Hedge End, Southampton, Hampshire, SO30 4QU

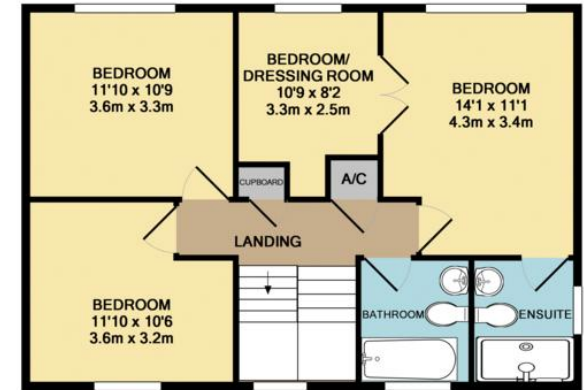
E: hedgeend@whiteandguard.com

W: whiteandguard.com

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GROUND FLOOR APPROX. FLOOR AREA 1341 SQ.FT. (124.6 SQ.M.)



1ST FLOOR APPROX. FLOOR AREA 660 SQ.FT. (61.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2001 SQ.FT. (185.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019

