



CHARLES CARR

ESTATE AGENTS & VALUERS





Offers Over £350,000

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Shales Road,  
Bitterne Village,  
Southampton,  
Hampshire,  
SO18 6NN

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EPC Rating '43'

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#### DESCRIPTION

Set in the highly desirable location of Bitterne Village, this extended chalet bungalow has been lovingly restored by the current owner. The property benefits from ample off road parking owing to two driveways, and security lighting. Internally the master bedroom boasts an En-Suite and the extension creates a bigger kitchen/breakfast room and a feature lounge/diner. The property also benefits from two first floor bedrooms, garage and private garden.

#### APPROACH

Mostly laid to lawn with dwarf border wall, driveway parking to both sides.

#### ENTRANCE HALL

Double glazed door to side, tiled floor and stairs to upper level.





### LOUNGE

23' 5" x 13' 1" (7.14m x 4.01m)

Double glazed door to garden, double glazed window to rear, electric fire space and radiator.

### KITCHEN

18' 8" x 8' 9" (5.71m x 2.67m)

Fitted kitchen comprising a range of wall and base level units, gas hob with twin oven, two sinks, fridge freezer space, washing machine space, dishwasher space, central heating boiler, door to garden and double glazed window to rear.

### MASTER BEDROOM

12' 0" x 8' 11" (3.68m x 2.74m)

Double glazed bay window and radiator.

### EN-SUITE

Double glazed window, shower cubicle, pedestal wash hand basin, low level WC and radiator.

### BEDROOM 2

9' 8" x 8' 2" (2.97m x 2.51m)

Double glazed window and radiator.

### BATHROOM

Double glazed window, bath with shower over, low level WC, heated towel rail and pedestal wash hand basin.

### LANDING

Cupboard with consumer unit.

### BEDROOM 3

12' 4" x 9' 8" (3.76m x 2.95m)

Double glazed window and radiator, some restricted head height.

### BEDROOM 4

12' 4" x 9' 8" (3.76m x 2.95m)

Double glazed window and radiator, some restricted head height.

### GARDEN

Mostly laid to lawn with mature shrubs and borders, patio area and rear access to garage.

### GARAGE

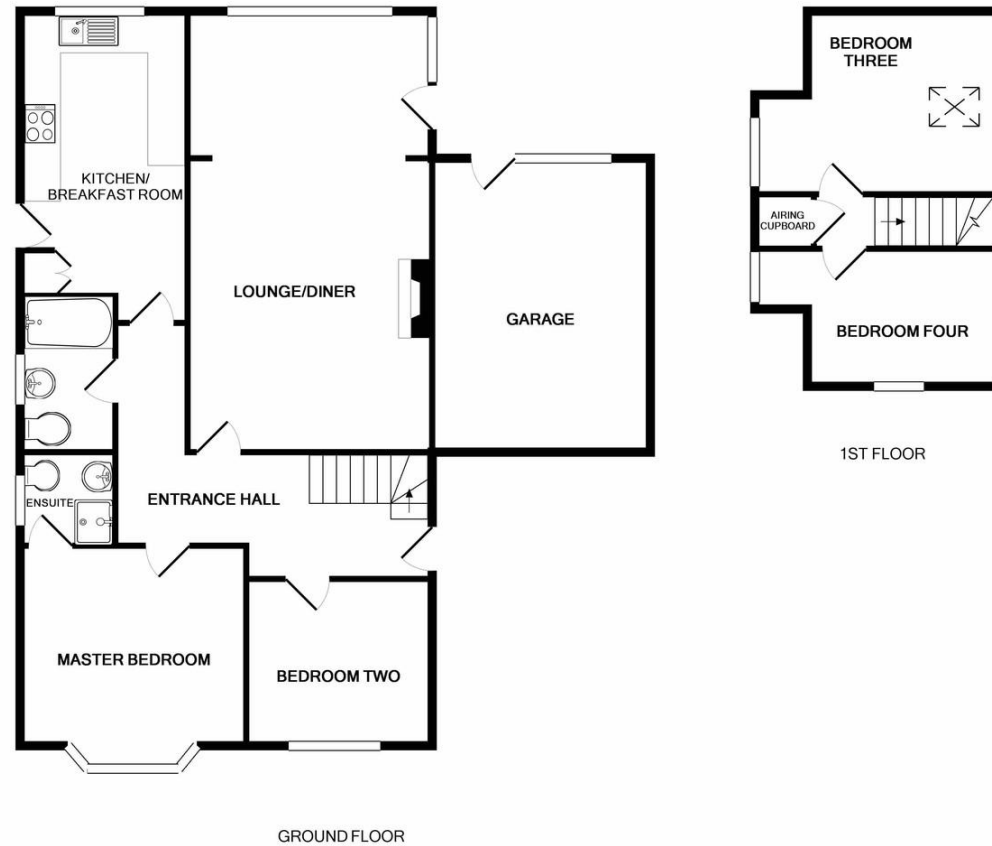
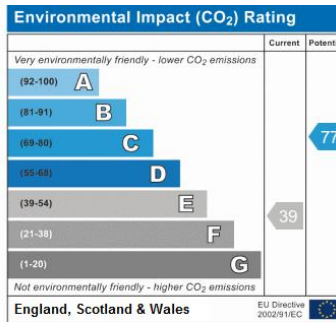
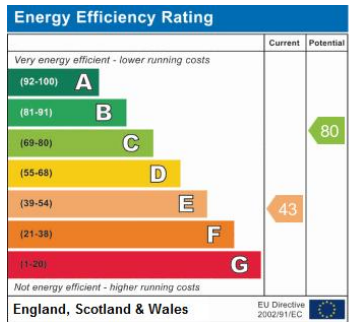
Power, light, up and over door, personal door and window.



Tenure: Freehold

Council Tax Band: 'TBC'

Local Authority: Southampton City Council



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  
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## West End Road

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## Contact Us

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