



287 West End Road West End, Southampton, SO18 3BW Guide price £425,000

Offered with STAMP DUTY PAID and NO FORWARD CHAIN, this modern 2023-built home in the sought-after West End area of Southampton is an exceptional opportunity for buyers looking for a smooth, stress-free move.

Step inside to a bright and spacious reception room, ideal for relaxing or entertaining. The property offers three generous double bedrooms, including a master with its own en-suite. A stylish family bathroom and a handy downstairs w.c. provide comfort and convenience for busy households.

Set on a desirable corner plot, the home enjoys a large garden—perfect for children, pets, or summer gatherings. Ample parking adds to the practicality, making everyday life that little bit easier.

Built in 2023, the property benefits from building certification for added reassurance. With an excellent EPC rating, it's also an energy-efficient choice that helps keep running costs down.

Located within easy reach of local shops, amenities, and transport links, this home combines modern living with everyday convenience.

A contemporary, chain-free home with Stamp Duty already covered is a rare find—don't miss the chance to make it yours.

- **** NO FORWARD CHAIN ** STAMP DUTY PAID ****
- Modern, stylish and energy efficient home
- Corner plot home
- Larger garden
- Ample off road parking on driveway
- 3 double bedrooms
- Bathroom, en-suite and downstairs w.c.
- Easy reach of local shops & amenities
- Good transport links
- Can move at a pace to suit

Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



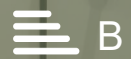
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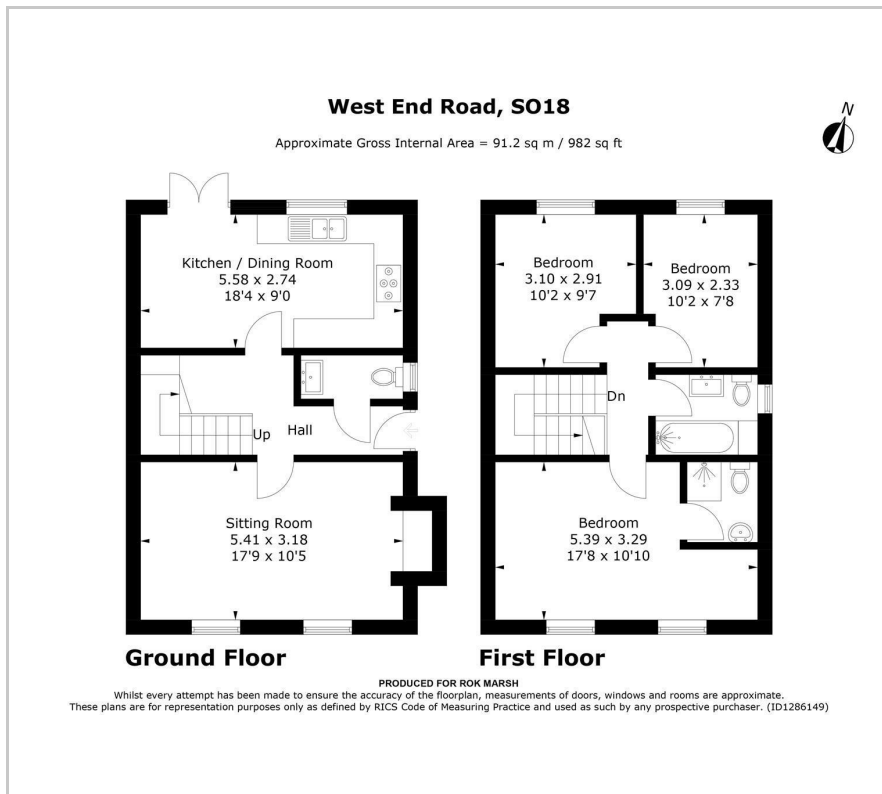
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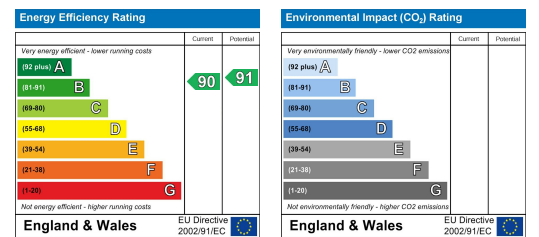
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Floor Plan

Area Map



Energy Efficiency Graph



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