



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

Nestled in the desirable area of West End, Southampton, this modern and stylish house offers a perfect blend of comfort and convenience. Built in 2023, the property is covered by building certification and also offered with NO FORWARD CHAIN.

As you enter, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house features three well-proportioned double bedrooms, ensuring ample space for rest and privacy. The master bedroom benefits from an en-suite bathroom, while an additional family bathroom and a convenient downstairs w.c. cater to the needs of the household.

Set on a corner plot, this property is complemented by a large garden, offering a wonderful outdoor space for children to play or for hosting summer gatherings. The ample parking available adds to the convenience of this home, making it easy for residents and guests alike.

Located within easy reach of local shops and amenities, this property ensures that daily necessities are just a stone's throw away. Furthermore, with an excellent EPC rating, this home is energy efficient, providing peace of mind and lower utility bills.

In summary, this contemporary house on West End Road is a fantastic opportunity for those looking for a stylish and practical living space in a vibrant community. Don't miss the chance to make this exceptional property your new home.

- **\*\* NO FORWARD CHAIN \*\***
- 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

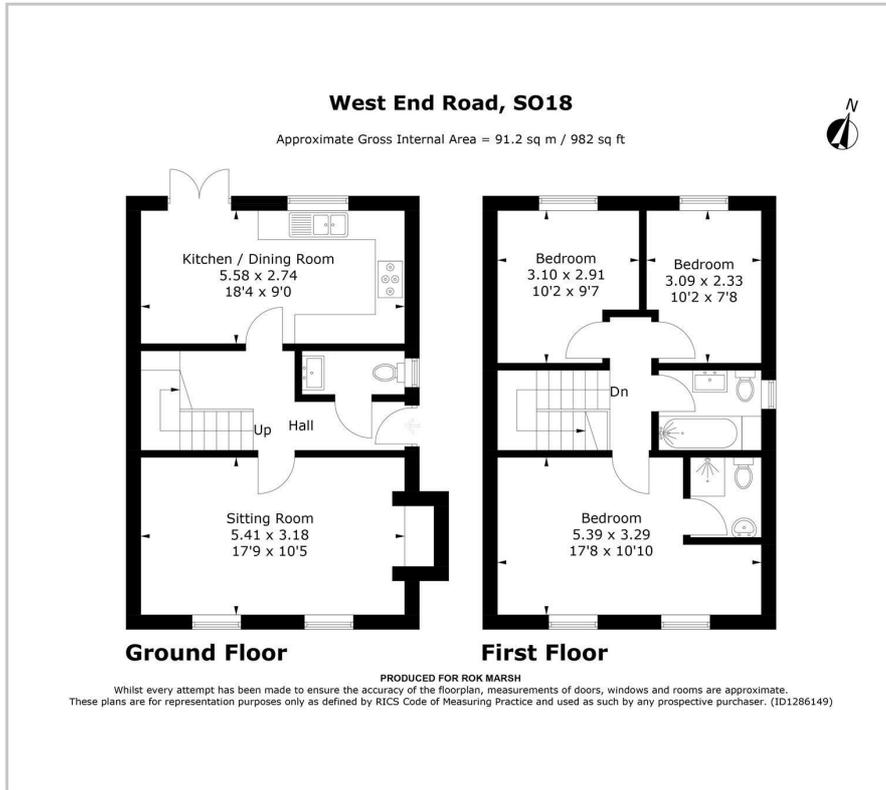
Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



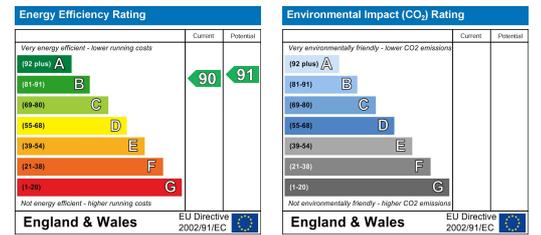
Viewing

# Floor Plan

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.