



RICHMONDS

18 Okement Close, West End, Southampton, SO18 3PP

OIEO £475,000

A well-presented four bedroom detached family home in the desirable location of West End with a good sized south facing garden. There is versatile ground floor accommodation with a modern kitchen/breakfast room, living/dining room, conservatory, office & a music/playroom. On the first floor the master bedroom benefits from an ensuite shower room and there is a modern family bathroom. Outside there is off-road parking for numerous vehicles. An internal inspection is highly recommended to fully appreciate the size of accommodation on offer.

Accommodation

| | |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance hallway: | Stairs to the first floor, door to: |
| Cloakroom: | Wc, wash hand basin |
| Living/Dining room | Bay window, radiator, access to conservatory, feature fireplace |
| Conservatory: | French doors to the rear garden |
| Kitchen: | A range of wall & base level units with fitted double oven, hob, integrated dishwasher, washing machine and space for fridge freezer, archway to breakfast room, understair storage cupboard |
| Breakfast room: | Door to side, access to: |
| Office: | Window, radiator, door to garden |
| Music/play room: | Access to storage area (former garage) |

First Floor Landing

| | |
|------------------|------------------------------------------------------------------------------|
| Bedroom 1: | Fitted wardrobe, bay window, radiator |
| En-Suite: | Wc, wash hand basin, shower cubicle, fully tiled |
| Bedroom 2: | Window, radiator |
| Bedroom 3: | Window, radiator, fitted wardrobe |
| Bedroom 4: | Window, radiator, built in storage |
| Family bathroom: | Wc, wash hand basin, bath with shower over, heated towel rail, s fully tiled |

Outside

| | |
|---------|-------------------------------------------------------------------------------------------------------------------------------|
| Front: | Off road parking for numerous vehicles |
| Rear: | Large south facing garden mainly laid to lawn with patio areas and side pedestrian access |
| Garage: | Up & over style door to the storage area. The garage has been converted to create a music room/playroom with storage at front |

Other Information

| | |
|----------|---------------------|
| Tenure: | Freehold |
| Heating: | Gas Central Heating |
| Windows: | Double Glazed |

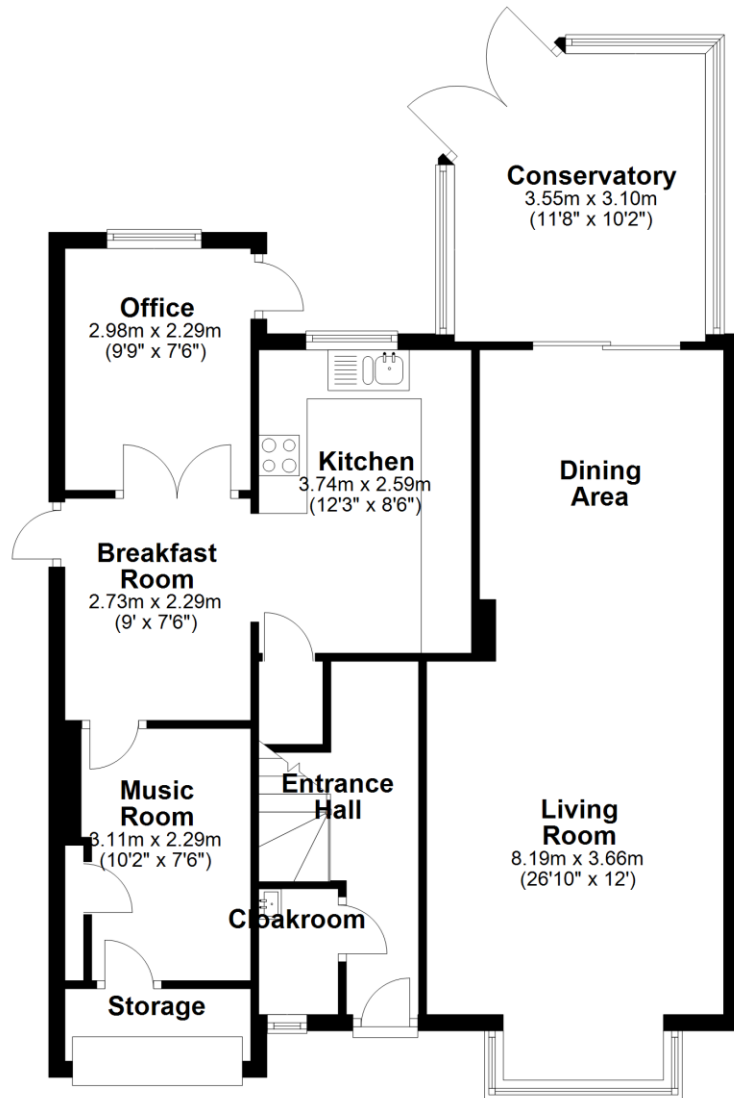
Local Information

| | |
|------------------|---------------------------|
| Council tax: | Band E |
| Local Authority: | Eastleigh Borough Council |

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone [01489 789933](tel:01489789933), email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk

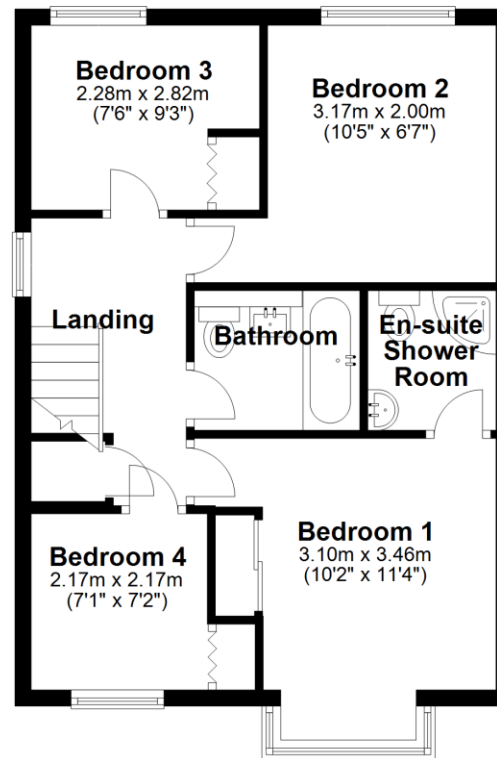
Ground Floor

Approx. 81.8 sq. metres (881.0 sq. feet)



First Floor

Approx. 47.5 sq. metres (510.8 sq. feet)



Total area: approx. 129.3 sq. metres (1391.8 sq. feet)

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Richmonds Property Services Ltd. nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

