

HUNTERS®

HERE TO GET *you* THERE



Kenwyn Close
West End, Southampton, SO18 3PJ

Offers In Excess Of £325,000



Council Tax: C



2 Kenwyn Close

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Front Approach

Mainly laid to lawn with driveway providing parking for several vehicles leading to a brick built detached garage.

Entrance Hall

Laminate flooring, door to:

Cloakroom

UPVC opaque double glazed window to side aspect, fitted with two piece suite wash hand basin with cupboards under and low-level WC, radiator, vinyl flooring.

Living Room

18'5" x 12'8" (5.61m x 3.86m)

UPVC double glazed bay window to front aspect, two small double glazed windows to side aspect, gas fireplace with marble surround and wooden mantle over, double radiator, radiator, laminate flooring, TV point, door to:

Kitchen

10'8" x 7'9" (3.25m x 2.36m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge and freezer, space for cooker with pull out extractor hood over, uPVC double glazed window to front aspect, double glazed door to side.

Inner Hallway

Storage cupboard, laminate flooring, access to loft via loft hatch, doors to:

Master Bedroom

12'8" x 9'5" (3.86m x 2.87m)

Fitted wardrobe(s), radiator, laminate flooring, uPVC double glazed double doors to garden.

Bedroom 2

10'8" x 7'8" max (3.25m x 2.34m max)

UPVC double glazed window to rear aspect, fitted wardrobe(s), radiator, laminate flooring.

Shower Room

Fitted with three piece suite comprising tiled double shower enclosure with shower over and glass screen, inset wash hand basin with cupboards under and low-level WC tiled surround, upVC opaque double glazed window to side aspect, boiler cupboard, vinyl flooring,

Garage

Attached brick built garage with pitch roof, rear courtesy door, power and light connected, Up and over door.

Rear Garden

A beautiful landscaped and secluded south facing garden, enclosed by wooden fence to rear and sides, good size paved patio seating area, raised timber decking seating area. mainly laid to gravel with flower and shrub beds, water feature, courtesy door to rear of garage. garden tap to side



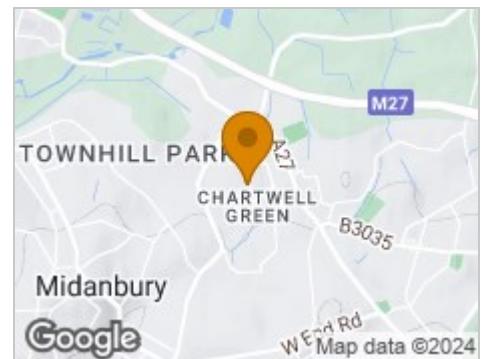
Road Map



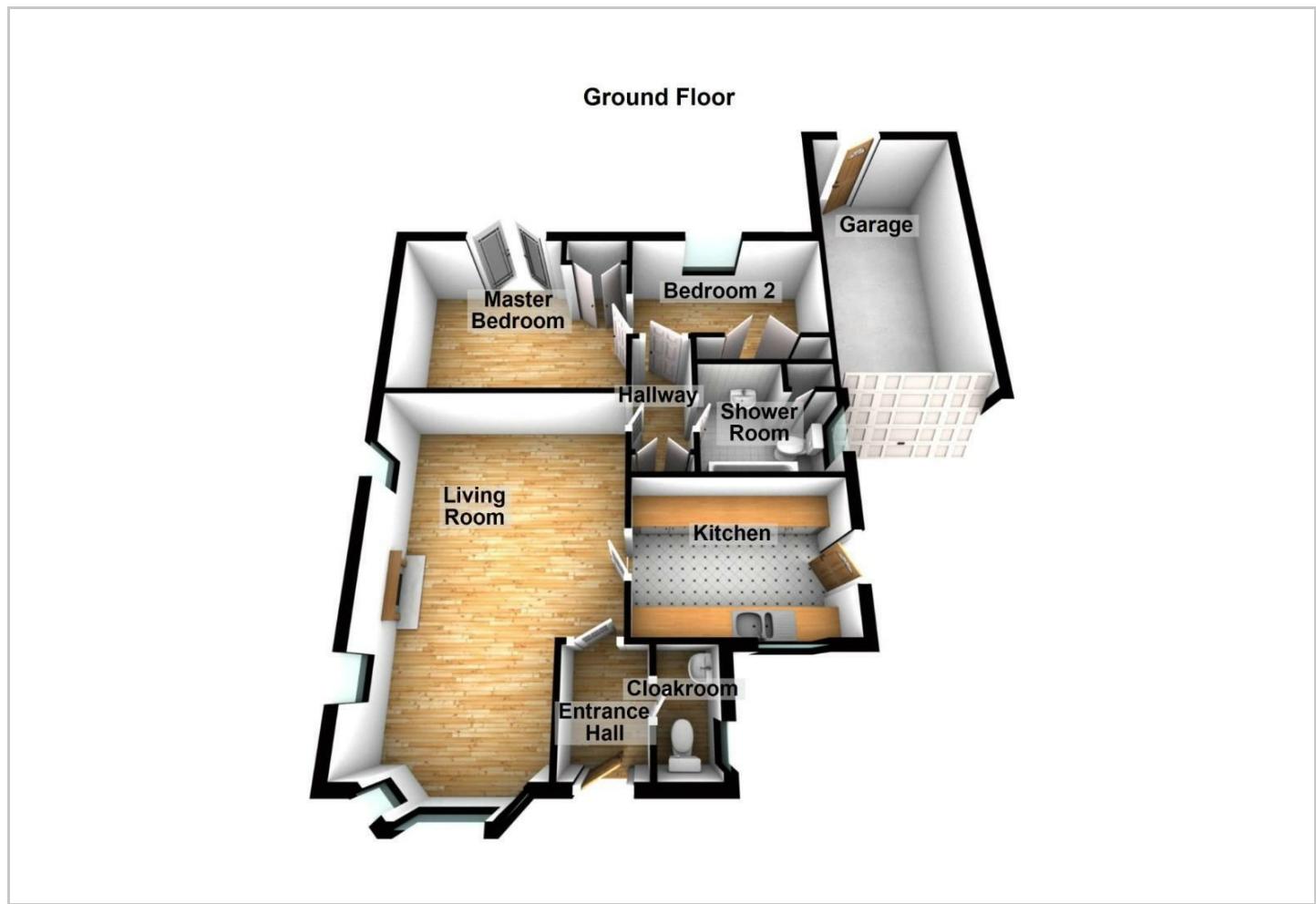
Hybrid Map



Terrain Map



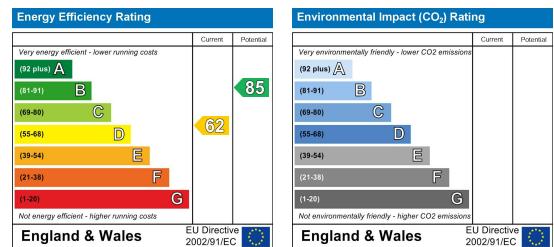
Floor Plan



Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.