



sparks ellison

8 Clifton Gardens, West End, SO18 3DA

£395,000

Occupying a delightful position within the highly regarded cul-de-sac of Clifton Gardens, this attractive detached bungalow offers a rare opportunity to enjoy spacious single storey living in a peaceful yet convenient setting. The property has been thoughtfully arranged to provide generous and versatile accommodation, ideally suited to those looking to downsize without compromise. A particularly impressive sitting room forms the heart of the home, offering ample space for both everyday living and entertaining, whilst the superb conservatory provides a wonderful versatile space from which to enjoy the changing seasons and outlook across the beautifully maintained rear garden. There are three well proportioned bedrooms, allowing flexibility for visiting family, hobbies or a home office, complemented by a well appointed four piece bathroom suite. Outside, the property truly comes into its own. The mature rear garden offers a private and tranquil haven, perfect for keen gardeners or those simply wishing to relax and enjoy the outdoors. Well stocked borders, established planting and areas for seating create an attractive environment that can be enjoyed throughout the year. To the front, a generous driveway provides parking for numerous vehicles and leads to a detached garage, offering excellent storage, workshop potential or secure parking. Clifton Gardens remains one of West End's most desirable residential locations, appreciated for its peaceful atmosphere whilst being within easy reach of local shops, amenities and transport links. Offered for sale with no forward chain, this charming bungalow presents an exceptional opportunity for those seeking a comfortable, low maintenance lifestyle in a sought after village setting.

ACCOMMODATION:

Entrance Hall:

Built in airing cupboard.

Sitting Room:

13'10" x 13'8" (4.23m x 4.18m) Fireplace surround and hearth with inset coal effect gas fire.

Kitchen:

10'10" x 10'0" (3.30m x 3.05m) Built in double oven, built in gas hob, integrated extractor hood, integrated washing machine, integrated fridge.

Conservatory:

23'9" x 11'8" (7.23m x 3.55m)

Bedroom 1:

11'11" x 11'5" (3.63m x 3.49m) Range of fitted furniture incorporating hanging and drawer space.

Bedroom 2:

11'5" x 9'0" (3.49m x 2.73m)

Bedroom 3:

10'11" x 7'9" (3.33m x 2.37m)

Bathroom:

Four piece suite comprising bath with shower over, wash basin, bidet, WC.

OUTSIDE:

Front Garden:

Area laid to lawn with mature hedgerow, block paved driveway leading alongside of the property providing access to the garage and rear garden.

Rear Garden:

Comprises paved patio area, area laid to lawn, variety of mature plants, bushes and shrubs, garden pond, two garden sheds.

Garage:

20'10" x 10'5" (6.34m x 3.17m) With electric roller door and door to garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1971

Approximate Area:

1334 sq ft / 123.9 sq m (including garage)

Sellers Position:

No forward chain

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded, connected light and connected ladder

Infant/Junior School:

Saint James C of E Primary School

Secondary School:

Wildern School / Deer Park

Local Council:

Eastleigh Borough Council - 02380 688000

Council Tax:

Band D

Agents Note:

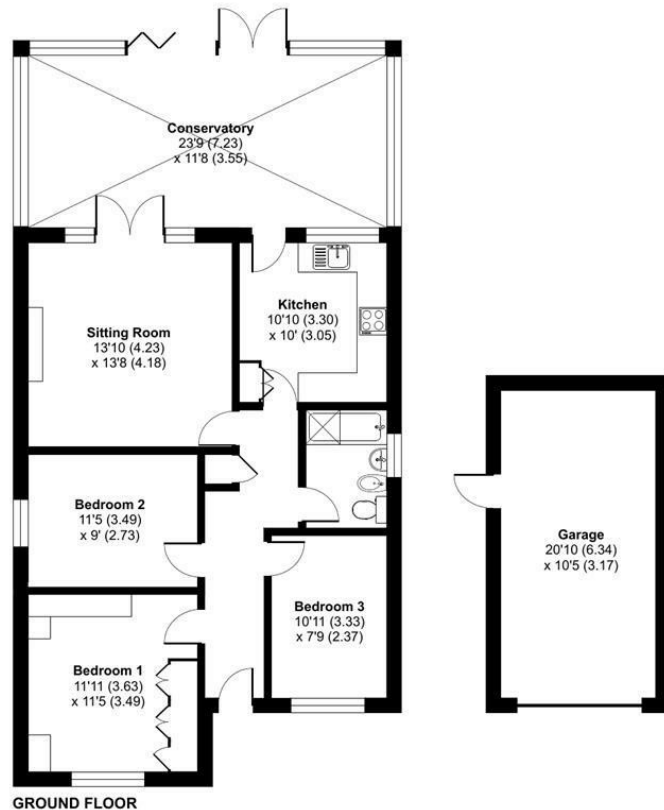
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Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 1116 sq ft / 103.7 sq m
 Garage = 218 sq ft / 20.2 sq m
 Total = 1334 sq ft / 123.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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