

Westfield Road, Regents Park

Southampton

£375,000

Property Type: Semi Detached House

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 2

- Three Bedroom Semi-Detached Character Home
- Two Separate Reception Rooms
- Feature Wood-Burning Stove
- Extended Kitchen And Breakfast Room
- Ground-Floor Cloakroom
- Three Well-Proportioned Bedrooms
- Attractive Rear Garden
- Garage And Workshop
- Off-Road Driveway Parking
- Convenient Regents Park Location

Hamwic Independent Estate Agents are delighted to offer for sale this spacious three-bedroom semi-detached character home, conveniently positioned within the popular Regents Park area of Southampton.

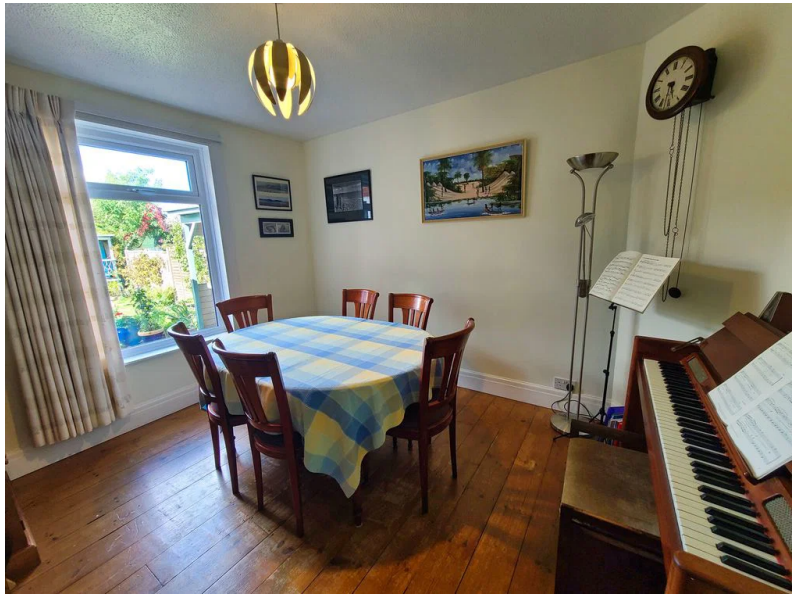
The property offers a traditional and well-balanced layout, with two separate reception rooms, a feature wood-burning stove, extended kitchen/breakfast room, ground-floor cloakroom, three bedrooms and a family bathroom. Outside, there is off-road parking, an attractive rear garden and a useful garage/workshop positioned to the side.

Further benefits include double glazed windows, gas central heating and good access to local shopping facilities, schools and transport links.

Construction & Services
Brick Under Tiled Roof
Mains Water
Mains Electric
Gas Central Heating
Double Glazed Windows
Council Tax Band C - Southampton City Council













Ground Floor - The property is approached via a low-level brick wall, with a side driveway providing off-road parking and access to the garage/workshop.

The entrance hall features stairs to the first floor, an under-stairs recess and storage cupboard, radiator, textured ceiling and exposed stripped and stained timber flooring.

The front aspect lounge benefits from a double glazed bay window, feature fireplace with wood-burning stove, radiator, picture rail, textured ceiling and fitted carpet.

The separate dining room overlooks the rear garden and features exposed timber flooring, radiator, textured ceiling and double glazed window.

The extended kitchen/breakfast room offers generous work surfaces and storage, with fitted base and eye-level units, sink, space for a cooker, fridge/freezer and dishwasher, plus plumbing for a washing machine.

The rear extension provides a breakfast area with worktop and seating recess beneath a garden-facing double glazed window. Further features include vinyl flooring, smooth ceiling, side access door, storage cupboard and access to the cloakroom.

The cloakroom includes a low-level WC, wash hand basin and rear aspect double glazed window.

First Floor - The landing provides access to all three bedrooms, family bathroom and loft space.

The loft is understood to be boarded with a ladder and lighting, and houses the gas combination boiler, believed to have been installed around 2015.

Bedroom One overlooks the front and features a double glazed window, fitted carpet, radiator, textured ceiling and characterful angled chimney breast wall.

Bedroom Two overlooks the rear garden and includes a built-in wardrobe, fitted carpet, radiator, textured ceiling and double glazed window.

Bedroom Three also enjoys a rear aspect, with fitted carpet, radiator, textured ceiling and double glazed window.

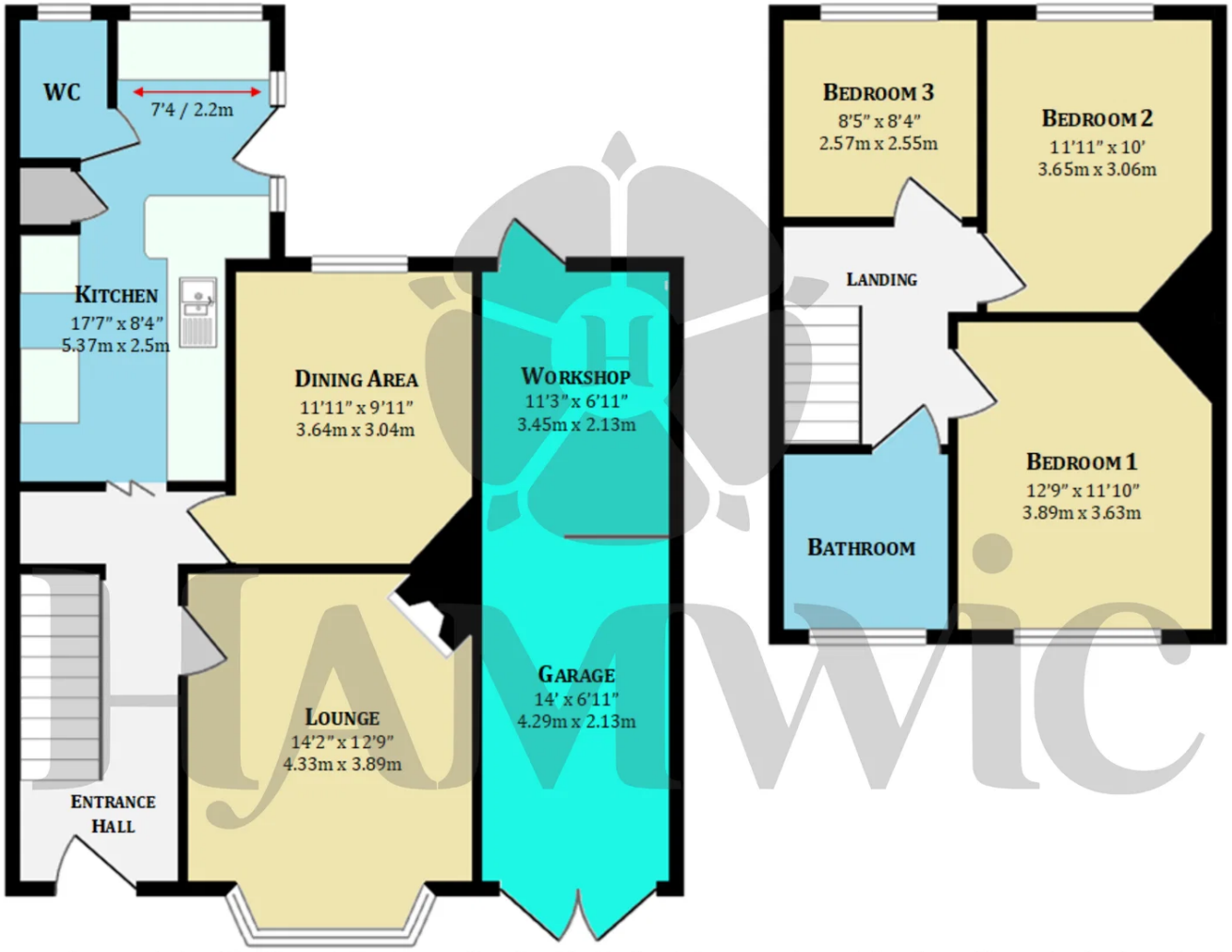
The family bathroom features a panelled bath with electric shower and folding screen, low-level WC, wash hand basin, part-tiled walls, vinyl flooring and front aspect double glazed window.

Outside - The attractive, well-maintained rear garden features steps from the kitchen leading to a paved patio with timber pergola seating area and direct access to the garage/workshop.

Further steps lead to the main lawned garden, enclosed by timber fencing and complemented by established flower borders.

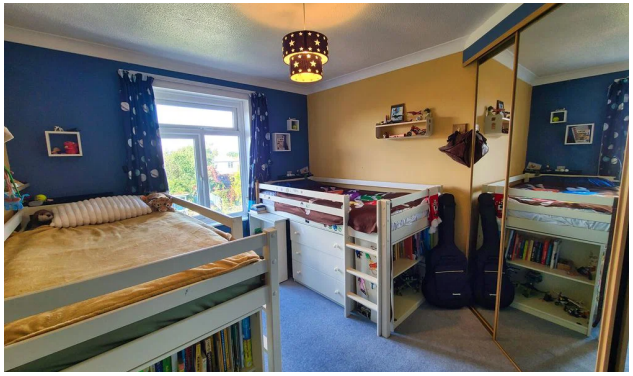
Additional features include a raised timber playhouse, ornamental pond and outside water tap.

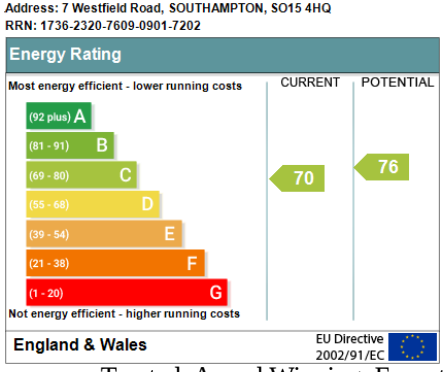
Garage / Workshop - Positioned alongside the property, the garage/workshop benefits from front access, power, lighting and a rear door opening directly into the garden, providing practical storage or workshop space.



All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.







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