



**Rowe  
& Co.**

**4 Elizabeth Close, West End**

Southampton

In Excess of **£650,000**



## 4 Elizabeth Close

West End, Southampton

### INTRODUCTION

Situated in a private and highly desirable position within walking distance of the local High Street, this impressive detached family home offers over 2,185 sq. ft. of beautifully presented accommodation, perfectly designed for modern family living. The spacious ground floor features a welcoming entrance hall, an exceptional kitchen/dining room ideal for entertaining, a generous 25ft lounge with bi-fold doors, a separate family room, study, utility room, and cloakroom. Upstairs, the property boasts four well-proportioned double bedrooms, including a superb principal suite complete with dressing room and en-suite shower room, alongside a contemporary family bathroom. Externally, the home benefits from driveway parking, a double garage, and a beautifully mature rear garden enjoying a sunny southerly aspect.

### LOCATION

West End is a highly sought-after village-style suburb situated to the east of Southampton, offering excellent transport connections via road, rail, and air. The bustling High Street provides a wide variety of local shops, cafés, and everyday amenities, while the area is well served by highly regarded schools for all ages. Residents can enjoy superb nearby leisure facilities including Itchen Valley Country Park and Manor Farm Country Park, with scenic walks along the River Hamble. The nearby retail park offers extensive shopping options, while the renowned Ageas Bowl hosts international cricket fixtures, concerts, and live events. The popular yachting destinations of Hamble and Bursledon are just a short drive away, and Eastleigh town centre, with its array of shops, restaurants, cinema, bowling complex, and sports facilities, can be reached in approximately 10 minutes. Convenient access to the M27, M3, and mainline railway networks makes this an ideal location for commuters.

- Council Tax band: F
- Tenure: Freehold
- EPC: D



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## INSIDE

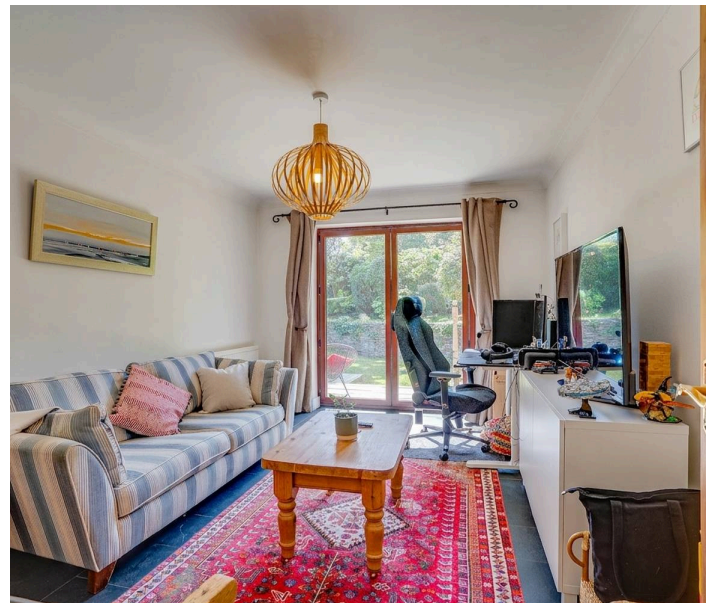
The property is entered via a welcoming entrance hall, providing access to the principal reception rooms, cloakroom, and staircase rising to the first floor.

Positioned to the rear of the property is the impressive kitchen/dining room, fitted with an extensive range of wall and base units with complementary work surfaces and ample storage. This bright and sociable space is perfectly suited to both family life and entertaining, with French doors opening directly onto the garden. A separate utility room is conveniently located just off the kitchen. Also overlooking the rear garden is the cosy family room, filled with natural light and benefitting from French doors leading outside. The outstanding 25ft lounge provides an elegant yet comfortable living space, enhanced by bi-folding doors which create seamless indoor-outdoor living during the warmer months. A study offers an ideal work-from-home space or additional reception room. On the first floor, there are four generous double bedrooms. The superb principal bedroom benefits from a spacious dressing room and stylish en-suite shower room. Bedrooms two, three, and four are all well-proportioned and are served by a modern family bathroom.

## OUTSIDE

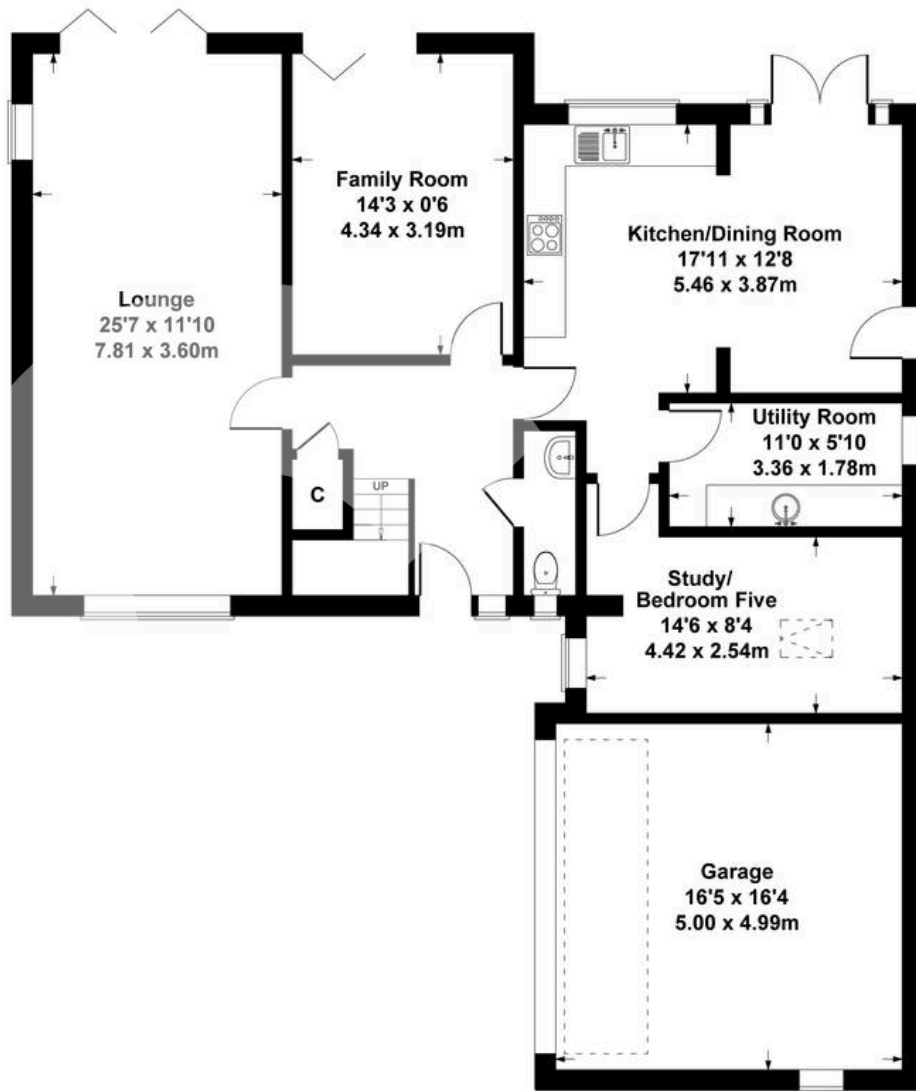
To the front of the property is a shared driveway providing off-road parking and access to the double garage via up-and-over doors. The private rear garden enjoys a desirable southerly aspect and has been beautifully maintained, offering a wonderful outdoor space for both relaxing and entertaining. Predominantly laid to lawn, the garden also features a decked seating area, mature planting, and a substantial storage shed.

- Detached Family Home
- Double Garage
- Four Bedrooms
- Dressing Room & En Suite To Master
- Private Garden
- Popular Location

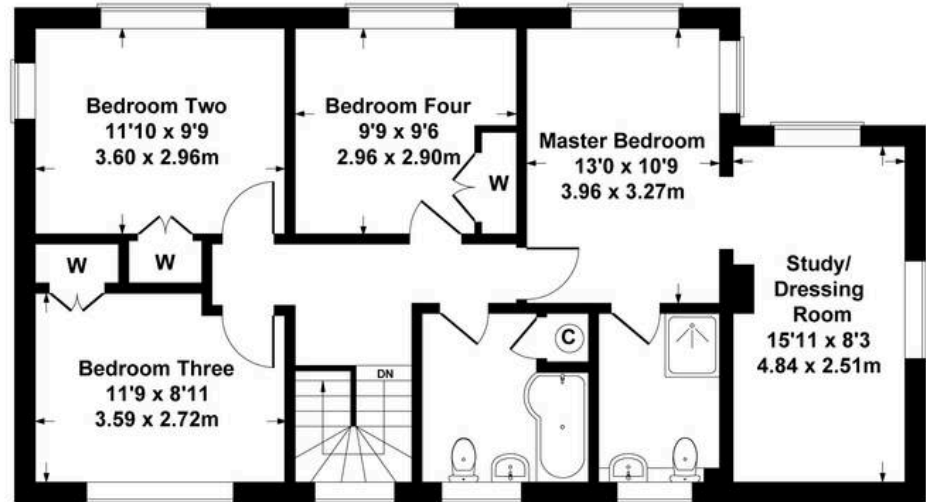


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Approximate Gross Internal Area  
2185 sq ft - 203 sq m  
(Including Garage)



GROUND FLOOR



FIRST FLOOR

 1 Rufus Court, 103 Winchester Road  
Chandlers Ford,  
SO53 2GG

 02381 102221

 [chandlersford@rowehomes.co.uk](mailto:chandlersford@rowehomes.co.uk)

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

**REQUEST  
VIEWING**

(GOTTA BE QUICK!)

