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**BROOK**  
INDEPENDENT  
ESTATE AGENTS



## 2 Elm Gardens

West End, Southampton, SO30 3SA

**£799,950**



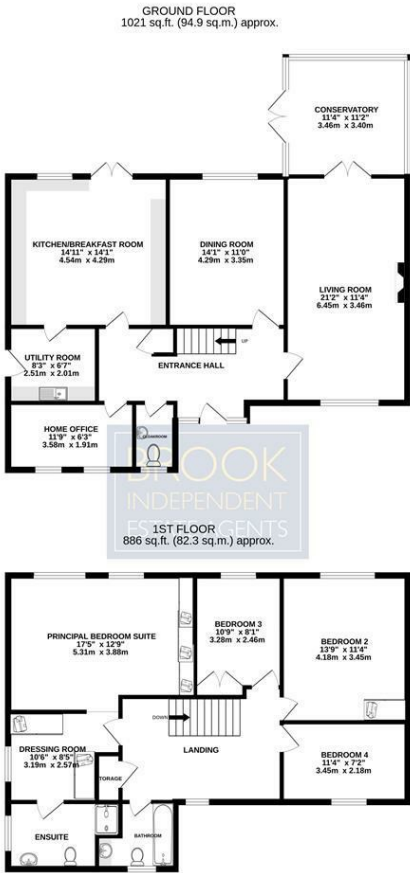
Originally built in the late 1990s, this attractive detached family home occupies a particularly private and generous plot, offering spacious and versatile accommodation arranged in a traditional and practical layout. The ground floor features a selection of well-proportioned reception rooms, providing plenty of space for both family life and entertaining. The kitchen forms a natural focal point of the home, with ample room for a dining table and a welcoming setting for everyday family life. A conservatory extends the living space and provides a lovely additional room from which to enjoy views over the gardens. Also located on the ground floor is a useful home office/study, ideal for those working from home, together with a separate utility room providing valuable practical space for laundry and household storage. The property was originally designed with five bedrooms but has since been thoughtfully reconfigured to provide four generous bedrooms, with additional dressing space creating a more comfortable and versatile arrangement. The accommodation throughout benefits from the home's naturally light and airy feel, with generous proportions and plenty of flexibility to suit modern family living. Outside, the beautifully established gardens wrap around the side and rear of the property, creating an impressive overall plot with an excellent degree of privacy. The gardens offer plenty of space for relaxing, entertaining and enjoying the outdoors, while driveway parking and a double garage provide excellent parking and storage facilities. Combining generous and adaptable accommodation with attractive private gardens, ample parking and a desirable range of additional rooms, this is a substantial detached home offering an excellent balance of space, comfort and practicality.



Area Map



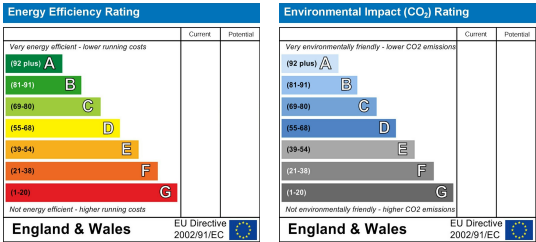
Floor Plans



TOTAL FLOOR AREA: 1907 sq.ft. (177.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Graph



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