



15 Athena Close, Fair Oak, Eastleigh, Hampshire, SO50 8QP

Offers In Excess Of

£325,000

Stanford Estate Agents are delighted to welcome this stunning THREE BEDROOM DETACHED house tucked away in the corner of a sought after cul-de-sac in Fair Oak. Offering spacious accommodation throughout, a delightful Rear Garden backing onto woodland and driveway parking for two/three vehicles.

Introduction:

A very well presented three bedroom detached family home, perfectly situated in this highly sought after cul de sac in Fair Oak, a short distance away from the local schools, shops and amenities. This spacious property offers good sized accommodation including three decent sized bedrooms, a 24ft lounge/dining room, conservatory, newly fitted kitchen and a stylish upstairs bathroom. Benefits include a private landscaped rear garden backing onto woodlands and ample off road to the front. This is a truly wonderful family home and we already have much interest in this property. Internal viewings are highly recommended to avoid disappointment.

Entrance Porch

Door to lounge/dining room, through to the family room/study.

Lounge/Dining Room 24'4 x 10'3

Smooth plaster ceiling, stairs to first floor landing, double glazed window to front and side aspect, double radiator, double doors through to the conservatory, open to the kitchen.

Kitchen 9'2 x 8'8

Fitted with a range of modern wall and base level units with rolled edge worksurfaces, induction hob and extractor hood over, integrated fridge/freezer and dishwasher, sink and drainer with mixer tap, double glazed window to rear aspect, tiled flooring and part tiled walls.

Family Room/Study 12'10 x 7'8

Smooth plaster ceiling, double glazed window to front aspect, double radiator and fitted cupboards.

Conservatory 10'0 x 10'0

Brick and double glazed construction with double doors to rear aspect.

First Floor Landing

Access to loft space, doors to bedrooms and bathroom, double glazed window to side aspect and airing cupboard.

Master Bedroom 12'6 x 9'5

Smooth plaster ceiling, double glazed window to rear aspect, double radiator and walk in cupboard.

Bedroom Two 13'9 x 9'5

Smooth plaster ceiling, double glazed window to front aspect and double radiator.

Bedroom Three 9'0 x 8'8

Smooth plaster ceiling, double glazed window to front aspect and double radiator.

Family Bathroom

Smooth plaster ceiling with downlighting, four piece suite comprising panel enclosed bath, vanity wash hand basin with drawers below, walk in shower cubicle, low level WC with concealed cistern, fully tiled walls, heated towel rail, obscure double glazed window to rear aspect.

Front Garden

Tarmacadam driveway providing off road parking for two/three vehicles.

Rear Garden

This delightful, secluded rear garden backs onto woodlands and is enclosed by wood panelled fencing, there is a side access gate, timber shed, an artificial lawned area and a good sized patio seating area.

OTHER INFORMATION:

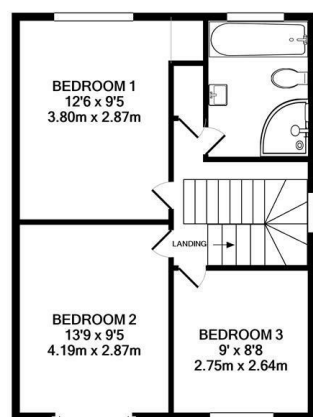
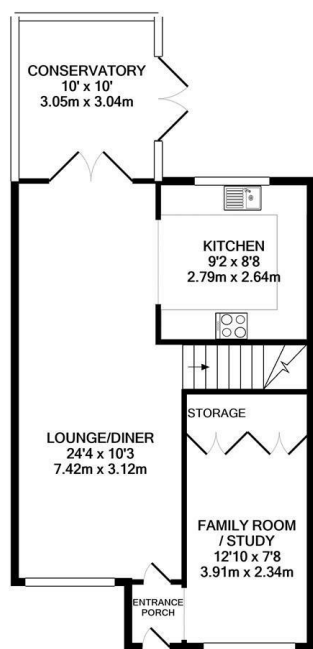
LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: D

SELLERS POSITION: Vendors Suited

INFANT/JUNIOR SCHOOL: Fair Oak Infant School/Fair Oak Junior School

SECONDARY SCHOOL: Wyvern College



TOTAL APPROX. FLOOR AREA 1013 SQ.FT. (94.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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