



Kipling Road - £390,000

Stanford
Est 2005



67 Kipling Road, Eastleigh, SO50 9EA

Asking Price £390,000

Stanford Estate Agents are pleased to offer this well presented and single storey extended, semi detached house in the highly requested location of Kipling Road. Offering a purpose built garden office, an extended kitchen/diner and ample off road parking this property makes for an ideal family home.

Accommodation is offered over two floors and the ground floor consists of a large living room with a bay window and feature fireplace. To the rear is a fantastic extended reception room with a large storage cupboard, a useful cloakroom with WC and shower facilities and French doors to the rear garden. The Kitchen is open plan to the extension and is stylish with an always sought after island unit. The kitchen has another feature fireplace. The first floor gives space to three bedrooms, two of which are double bedrooms. All bedrooms are serviced via a modern three piece family bathroom.

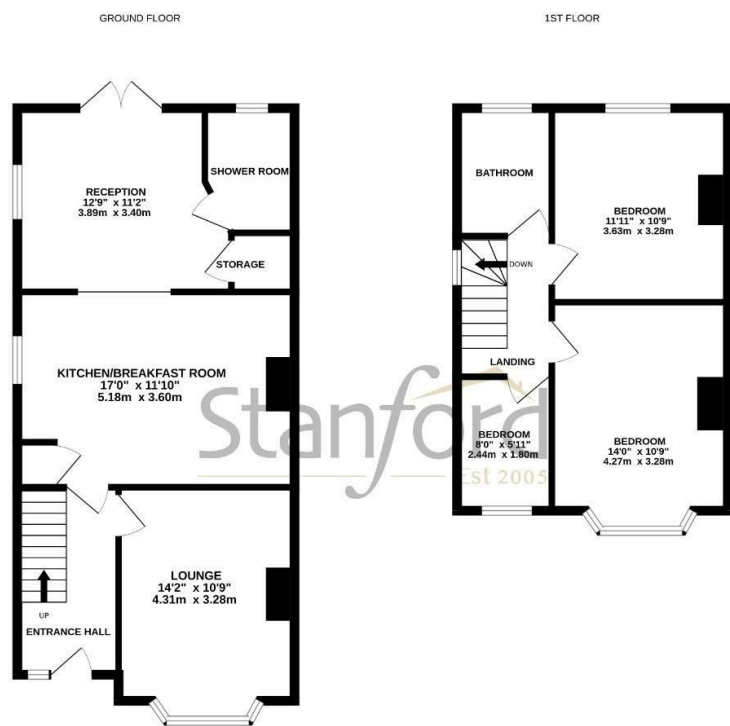
Externally, the property offers ample off road parking to the front and a lawn area. To the side is a car port providing further vehicle storage or access to the rear garden. The rear garden is fully secure and mostly laid to lawn with a spacious decked area, perfect for entertaining. The garden has a fantastic addition in the form of a purpose built home office on hardstanding with a storage shed built in. The home office has power and light and in today's world makes a very useful addition to any family with work at home occupations.

Further Information:

- Local Council: Eastleigh Borough Council
- Council Tax Band: C
- Local Primary School: The Crescent Infant & Junior Schools
- Local Secondary School: The Toynebee School
- Sellers Position: To Find On

Local Information:

Eastleigh is a thriving town in Hampshire, located between Southampton & Winchester. The town lies on the river Itchen, originally a village until the early 19th century when it was developed into a railway town. Those railway town roots are still firmly imprinted with two mainline train stations providing trains to Winchester in approx 20 minutes and London Waterloo in an just over an hour. Those looking for commuter links other than rail are truly spoilt too with junctions to the M27 & M3 motorways, with Southampton Airport minutes away for some domestic and European trips. The town itself offers an array of amenities including supermarkets as well as several boutiques and independent shops. Residential homes come in all shapes, sizes and age from 1800's thatched cottages to 1900 Victorian terraces to modern, well thought out developments, there is a home in Eastleigh for everyone. Places Leisure and Lakeside Country Park are favoured by locals for their green open spaces and walks with the latter having a small passenger steam train paying further homage to the roots of the town.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, elevations, views and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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. (Approved) 10/06/2020

Tel: 023 8064 7272
Email: eastleigh@stanfordestateagents.co.uk
Address: 23High Street, Eastleigh, SO50 5LF

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |



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