



Leigh Road - £430,000

Stanford  
Est 2005



# 100 Leigh Road, Eastleigh, SO50 9DU

**Asking Price £430,000**

Stanford Estate Agents are pleased to offer with a complete chain already in place, this greatly extended, three bedroom, semi detached property on Leigh Road, Eastleigh. Having undergone side and rear single storey extensions this very attractive property offers room for all the family.

Accommodation on the ground floor is perfect for a modern family, the side extension offers two rooms of similar size that are currently used as bedrooms but offer a multitude of uses from a home office to a hobby room. There is an always useful utility room and cloakroom with WC facilities. A large bay windowed lounge with log burner is a fantastic place to spend the evening and completing the ground floor is a modern kitchen/breakfast room with French doors to the rear garden and opening to the family room. The first floor gives space in the form of three good sized bedrooms, with the principal bedroom benefitting further from a bay window. All bedrooms are serviced via a neutral, four piece bathroom with separate shower cubicle.

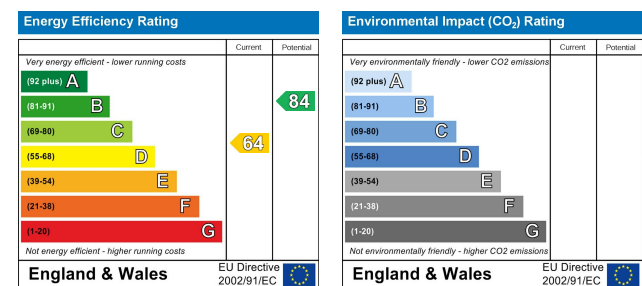
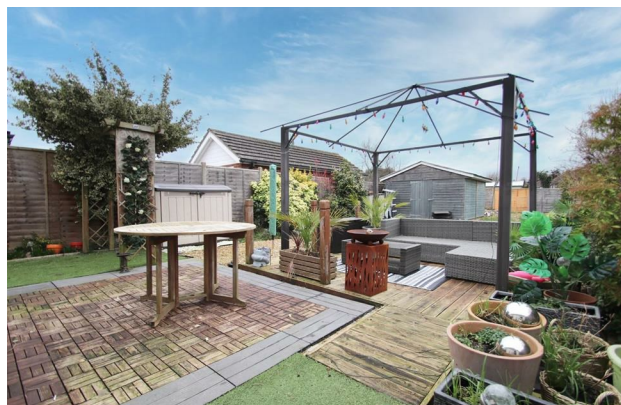
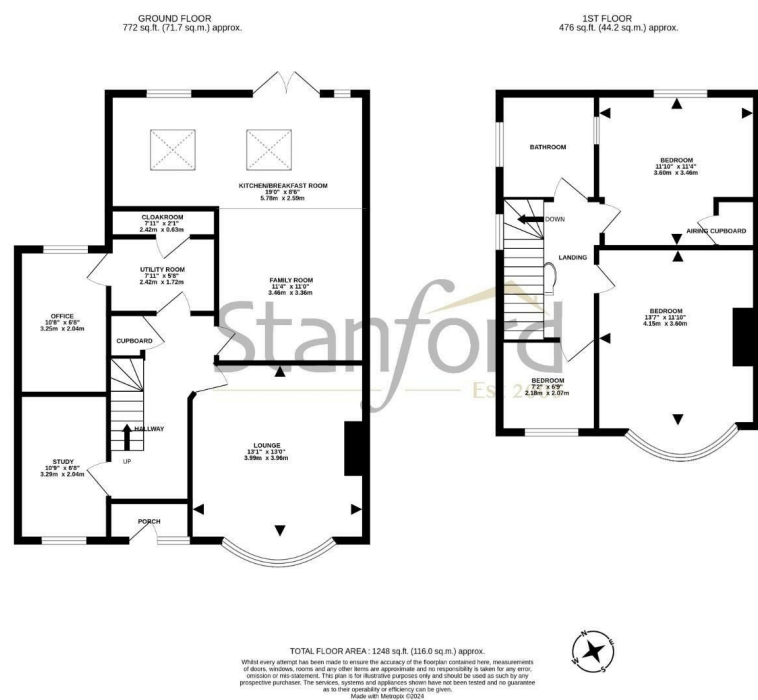
Externally, the property offers ample off road parking via the paved driveway. The front has a panel enclosed fence and faces onto Leigh Road. The rear garden is a of substantial size and is made up of lawn, decking, artificial grass and hardstanding areas. The garden is fully enclosed and secure.

**Further Information:**

- Local Council: Eastleigh Borough Council
- Council Tax Band: D
- Local Primary School: Crescent Infant & Junior School
- Local Secondary School: Toynbee
- Sellers Position: Already Found & With No Onward From There
- Viewing: By Appointment Only

**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's 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.



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



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

