

# 9 Barrington Close, Eastleigh, SO50 4SH

Offers In Excess Of

£310 000

Stanford Estate Agents are pleased to offer this well presented, three bedroom, family home in a quiet cul-de-sac in Boyatt Wood. Benefitting from a garage in a block to the rear, front view over local greenery and great sized, modern rooms throughout.

Accommodation on the ground floor consists of a spacious, open plan lounge/diner, a modern kitchen with space for several freestanding appliances and a useful, warm conservatory with French doors to the rear garden. The first floor welcomes three bedrooms of which two are doubles. All bedrooms are serviced via the modern, three piece bathroom consisting of panel enclosed bath, wash hand basin and low level WC.

Externally, the property occupies a fantastic spot in the small cul-de-sac. Located to the bottom with the local greenery to the front the property makes a great family home. The rear garden is low maintenance with some shrub borders and wildflowers, is fully secure and offers a degree of privacy. the property comes with a garage in block to rear.

### Further Information:

Local Council: Eastleigh Borough Council

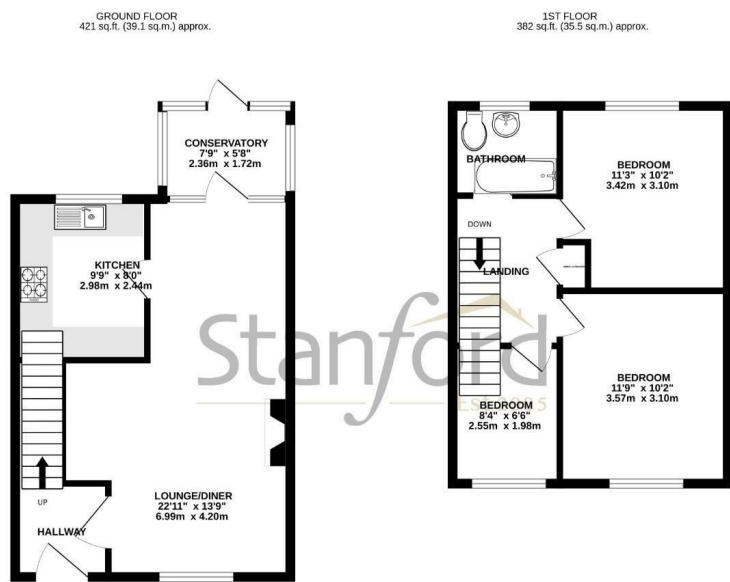
Council Tax Band: C

Local Primary School: Shakespeare Infant & Junior School

Local Secondary School: Crestwood College

### Location:

Boyatt Wood is a mainly residential area of Eastleigh with fantastic commuter links to the M27 & M3. It is located a moments walk from the town centre of Eastleigh, however, also has its own array of amenities such as post office, shops, dentists and doctors. Local schools come highly regarded and are well sought out by residents. Large playing fields and local woodlands are all moments away offering semi rural walks to as far as Winchester.



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TOTAL FLOOR AREA: 803 sq.ft. (74.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, dimensions, areas and any other items are approximate and no responsibility is taken for any mis-statement or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendors, agents and appliances shown here are shown based on the information as to their condition or otherwise may be given.  
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Energy Efficiency Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



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

