



19 Harlaxton Close, Boyatt Wood, Eastleigh, SO50 4QX

Asking Price £400,000

Stanford Estate Agents are delighted to bring to the market this well presented, three bedroom, link detached home located in a small cul-de-sac in the requested location of Boyatt Wood, Eastleigh. Benefitting from off road parking, garage, and a purpose-built home office in the rear garden.

Accommodation consists of a useful cloakroom with WC facilities, a spacious lounge with understairs storage, separate dining room with French doors to the rear garden and a modern kitchen giving space for several appliances and another door to the rear garden. The first floor is accessed via a beautiful, wooden staircase with glass panels and leads to all bedrooms. The bedrooms are made up of two doubles and a good sized single of which all are serviced via a modern four piece bathroom including bath and walk in shower.

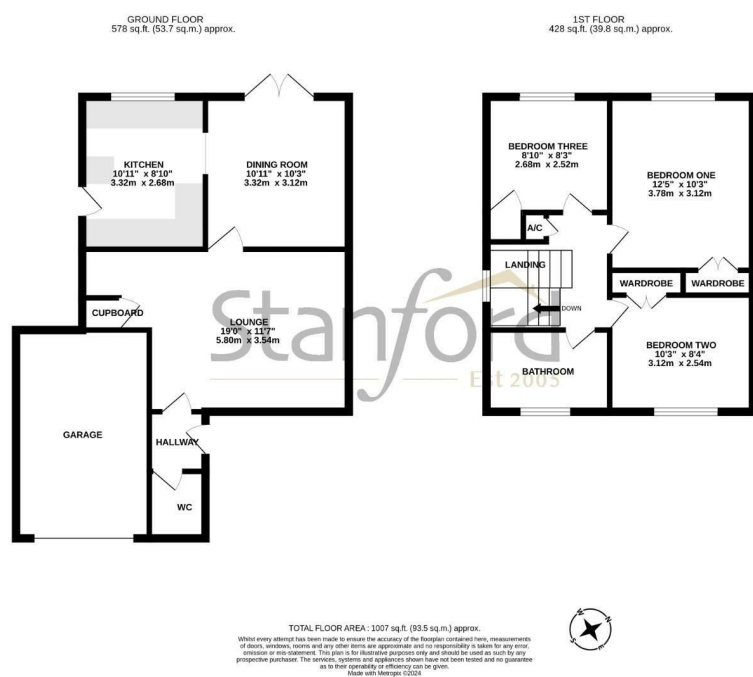
Externally the property has fantastic kerb appeal and is being offered with its purpose-built electric charge point to the front. Off road parking is provided in the form of a paved driveway giving space for several vehicles. The garage is accessed via an electric roller door and has power and light. The rear garden is of a westerly orientation and has been designed to be low maintenance with a combination of lawn and stone patio. The garden features a purpose built home office with heating, electric and Wi-Fi points, it is fully secure and in modern times makes the perfect work from home environment. The garden is fully secure and private.

Further Information:

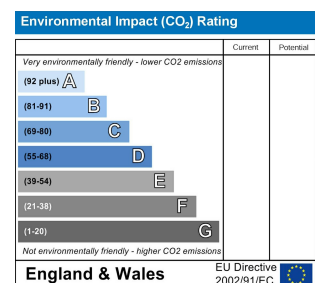
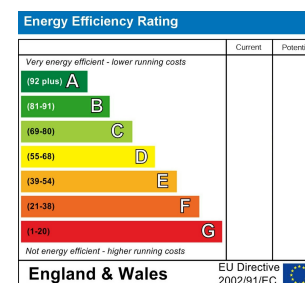
Local Council: Eastleigh Borough Council
 Council Tax Band: D
 Local Primary Schools: Shakespeare Infant & Junior School
 Local Secondary School: Crestwood Community School
 Sellers Position: To Find On

Local Information:

Boyatt Wood is a mainly residential area of Eastleigh with fantastic commuter links to the M27 & M3. Its located a moments' walk from the town centre of Eastleigh, however, 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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