





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

Offers In Excess Of  
£325,000

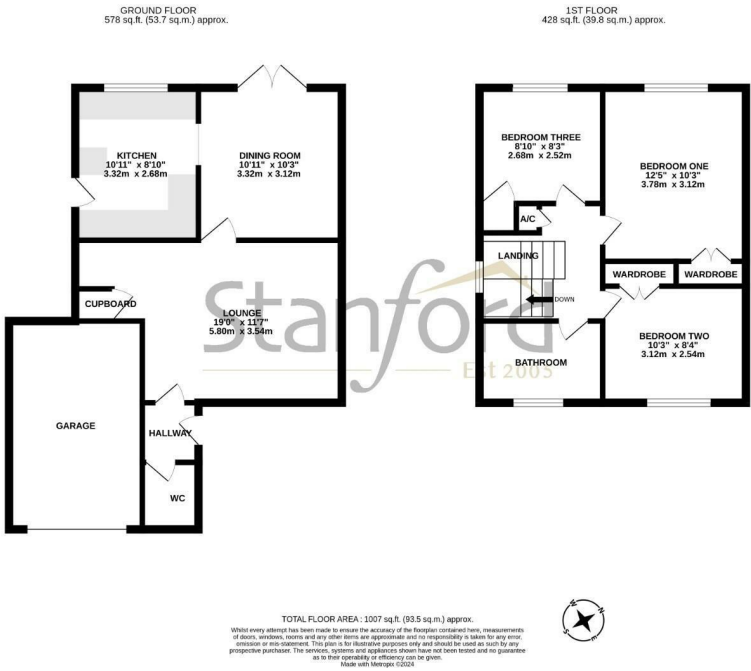
Stanford Estate Agents are delighted to bring to the market this well presented, three bedroom, link detached home located in a small cul-de-sac in the requested location of Boyatt Wood, Eastleigh. Benefitting from off road parking, garage, and a purpose-built home office in the rear garden.

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.

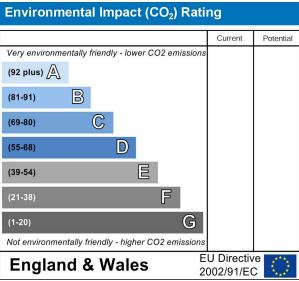
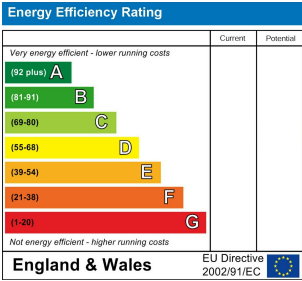
Externally the property has fantastic kerb appeal and is being offered with its purpose-built electric charge point to the front. Off road parking is provided in the form of a paved driveway giving space for several vehicles. The garage is accessed via an electric roller door and has power and light. 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.



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

