



# 17 Maypole Villas, Eastleigh, SO50 4LN

£415,000

Stanford Estate Agents are proud to present to the market this rarely available, three bedroom, semi detached property located in a quiet, sought after cul-de-sac in Allbrook. This property benefits from Thornden Catchment, ample off road parking and a garden that only on a viewing could it be appreciated fully.

Accommodation spans over two floors with the ground floor consisting of a spacious lounge/diner with patio door leading to a spacious conservatory with French doors to the rear garden. A modern kitchen with space for freestanding appliances and a built-in eye level oven, a downstairs three piece shower room completes the ground floor. The first floor gives space to three, good sized bedrooms with bedroom one benefitting further from WC facilities.

Externally the property offers ample off-road parking to the front in the form of a gravel and paved driveway. Access to the rear garden is via gated side entrance. The rear garden is truly the heart of the home spanning in excess of 130ft and onto open woodlands. The garden is of a preferred south facing orientation and makes for a gardeners dream being mostly laid to lawn with raised flowerbeds, wild flowers, mature shrub borders and a pond. The garden is fully secure and private.

#### Further Information:

Local Council: Eastleigh Borough Council

Council Tax Band: C

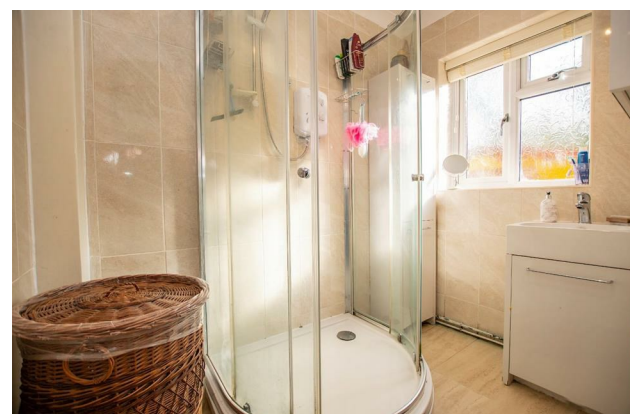
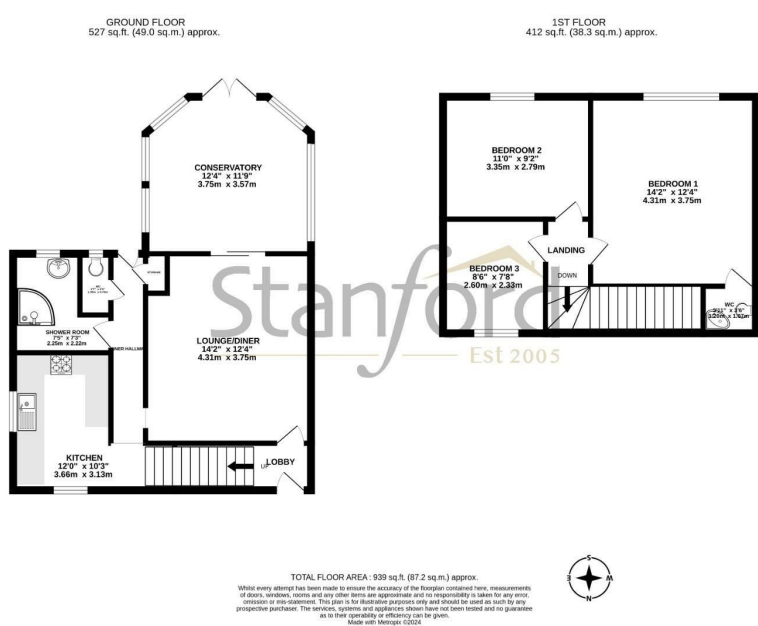
Local Primary Schools: Otterbourne C of E Infant & Junior School

Local Secondary School: Thornden School

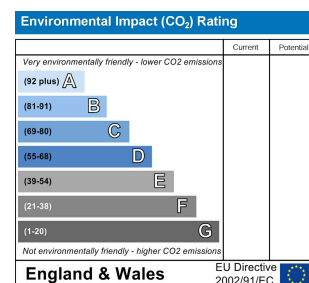
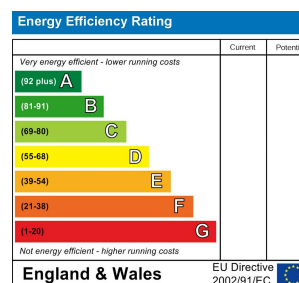
Sellers Position: To Find On

#### Local Information:

Allbrook is a mainly residential area of Eastleigh with fantastic commuter links to the M27 & M3. It is located a moments' walk from favoured semi rural walking trails and bridle paths. Local amenities are located a short walk in the form of either Otterbourne, Chandlers Ford or Boyatt Wood. Allbrook is a popular spot for families looking for great and favoured school catchments and a village community.



**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

