



13 Mitchell Drive, Fair Oak, Eastleigh, Hampshire, SO50 7FT

Asking Price £425,000

Stanford Estate Agents are pleased to offer this fantastic sized, four bedroom, semi detached family home located in a popular residential road in Fair Oak. Offering ample off road parking, ensuite facilities and a southerly aspect rear garden this property is an ideal family home.

Starting with a useful entrance porch and leading to a spacious and open plan lounge/diner together spanning over 28ft with French doors to the rear garden, a storage cupboard and stairs to the first floor. To the rear is an extended kitchen with space for freestanding appliances, another pedestrian entrance to the rear garden and a sought after utility room with door to the storage garage. The first floor offers four great sized bedrooms with the principal bedroom offering modern, recently fitted ensuite facilities. The remaining bedrooms are all serviced via the modern, neutral and also recently fitted family bathroom.

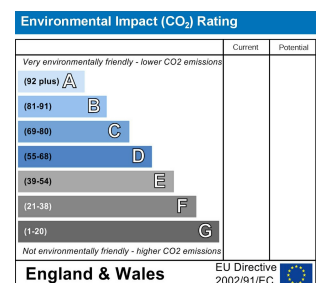
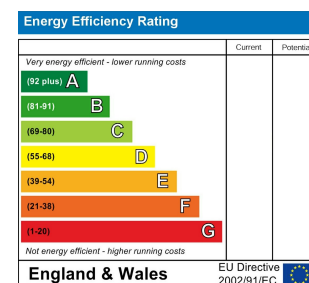
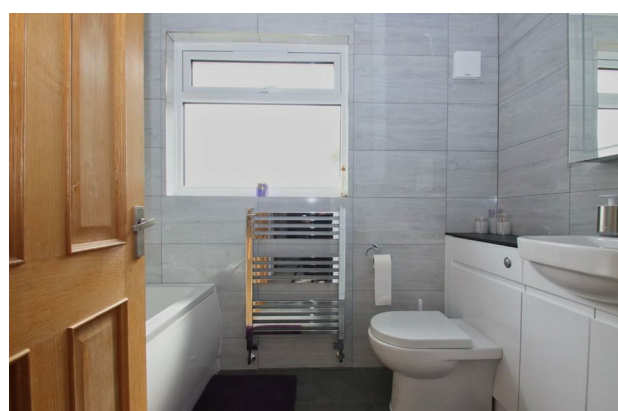
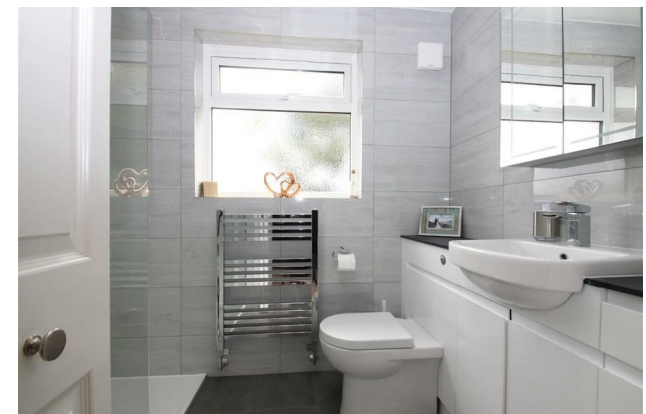
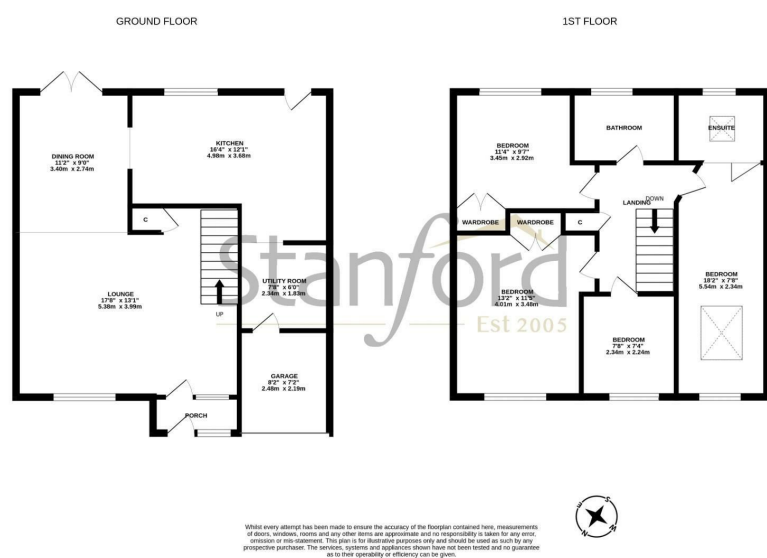
Externally the property offers ample off road parking via a paved driveway for several vehicles and access via an electric roller door to the garage store, perfect for a motorcycles, bicycles or prams. The rear garden is a great size and faces a desirable southerly aspect, being mostly laid to lawn with a patio area and fully secured via panel enclosed fencing.

Further Information:

- Local Council: Eastleigh Borough Council
- Council Tax Band: C
- EPC Rating: Ordered
- Local Primary Schools: Fair Oak Infant & Junior School
- Local Secondary School: Wyvern College
- Windows: Double Glazed
- Heating: Gas Central Heating
- Parking: Driveway
- Sellers Situation: To Find Onward
- Viewing: By Appointment Only

Local Information:

Fair Oak is a semi rural, small village in the borough of Eastleigh and renowned for its peaceful living offering, Transport links to Winchester, Hedge End and Eastleigh are convenient and an array of amenities are available in the village centre including a chemist, post office facilities and various convenience shops. The local schools are in high demand with the infant, junior and secondary school all achieving 'good' status in their latest OFSTED reports.



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

