



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

Asking Price £415,000

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.

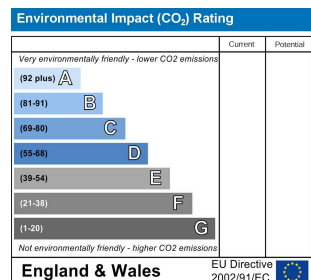
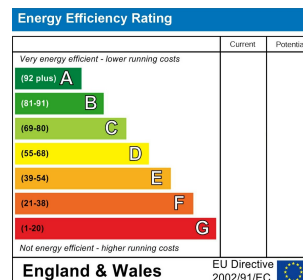
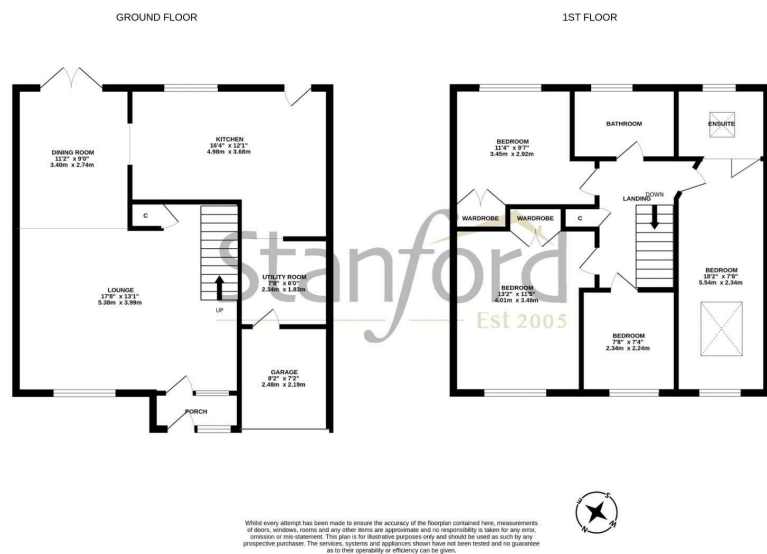
Externally the property offers ample off road parking via a paved driveway for several vehicles and access via an electric roller door to the garage store, perfect for a motorcycles, bicycles or prams. The rear garden is a great size and faces a desirable southerly aspect, being mostly laid to lawn with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



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