



53 Chatsworth Road, Eastleigh, SO50 4PE

Offers In Excess Of

£300,000

Stanford Estate Agents are delighted to offer to the market this well presented and conveniently situated, three bedroom, mid terraced home located in a quiet and requested part of Boyatt Wood, Eastleigh. Benefiting from great space throughout and a separate garage, this property makes an ideal first family home.

Accommodation on the ground floor consists of a spacious lounge/diner with sliding patio door to the rear garden and a modern kitchen with ample space for freestanding appliances and another pedestrian door giving access to the garden. The first floor has three good sized bedrooms consisting of two doubles and a single. All bedrooms are serviced by the modern, three piece bathroom comprising of a panel enclosed bath with shower over, wash hand basin and WC.

Externally the property occupies an enviable location opposite the green, giving ample privacy and a welcoming entrance. The rear garden is mostly laid to lawn with a decked area and purpose built flower beds. The garden is fully secure via panel enclosed fencing and offers rear access via a secure wooden gate. To the rear is a garage within a block and accessed via an up and over door. Off road parking on hardstanding is available in front of the garage.

Further Information:

- Council: Eastleigh Borough Council
- Council Tax: C
- EPC Rating: TBC - ORDERED
- Local Primary Schools: Shakespeare Infant & Junior School
- Local Secondary School: Crestwood Community School
- Windows: Double Glazed
- Heating: Gas Central Heating
- Boiler Age: 2020
- Parking: Off Road Parking & Garage
- Sellers Situation: To Find On
- Viewing: By Appointment Only

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 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors and any other items that are appropriate and no responsibility is taken for any mis-interpretation or error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in their condition or reliability. Made with HARPPLAN 10.000



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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