



44 Launceston Drive, Boyatt Wood, Eastleigh, SO50 4SG

Asking Price £390,000

Stanford Estate Agents present to the market this extended, four bedroom, semi detached home located in the sought after location on Boyatt Wood, Eastleigh. Benefiting from a ground floor bedroom with ensuite facilities, off road parking and a garage.

Accommodation on the ground floor starts with a useful entrance hall, a brilliant addition of a ground floor bedroom with the further benefit of ensuite facilities, a spacious 22ft Lounge/Diner with patio sliding door to the rear garden and a Kitchen with space for several free standing appliances. The first floor has three great sized bedrooms all serviced via the family three piece bathroom.

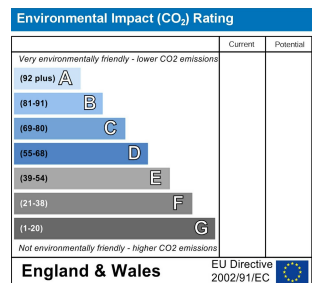
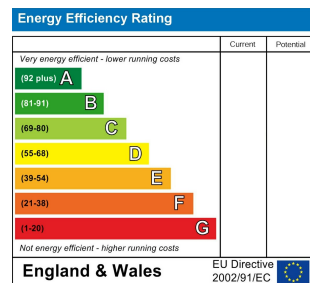
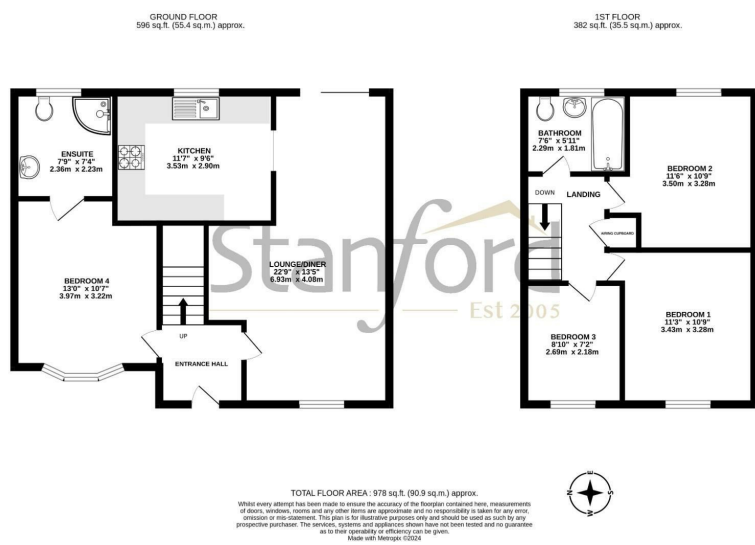
Externally the property occupies a corner plot with a wrap around lawn garden with shrubbery and paved foot path to the front door. The rear garden has been landscaped and offers an array of lawn with shrub borders, wildflowers and potted plants. A slate tiled area has been put in place by the current owners and is perfect for entertaining or enjoying the evening sun. The rear garden is fully secure via brick wall and panel enclosed fencing to the neighbouring home. To the rear is a paved driveway and a purpose built garage accessed via up and over door.

Further Information:

- Council: Eastleigh Borough Council
- Council Tax: C
- EPC Rating: TBC - ORDERED
- Local Primary Schools: Shakespeare Infant & Junior Schools
- Local Secondary School: Crestwood
- Windows: Double Glazed
- Heating: Gas Central Heating
- Parking: Driveway & 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.



Tel: 023 8064 7272
Email: eastleigh@stanfordestateagents.co.uk
Address: 23High Street, Eastleigh, SO50 5LF



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