



Stanford Estate Agents are delighted to offer this extended, three bedroom, semi-detached home in a sought-after location of Boyatt Wood, Eastleigh. Benefitting from a garage, ample off-road parking and great space throughout the property makes a fantastic family home.

Directions

Accommodation on the ground floor has a spacious lounge with another reception area to the rear with French doors to the rear garden, a modern kitchen/breakfast room that has been extended and has another set of French doors to the rear garden. An inner lobby gives access to a useful cloakroom with WC facilities and internal access to the garage. The garage has power and light. The first floor has three good sized bedrooms made up of two doubles and a single with the stair bulkhead having been made into a cleverly designed built-in bed. All three bedrooms are serviced via the modern four-piece family bathroom comprising of a walk in shower, panel enclosed bath, low level WC and wash hand basin.

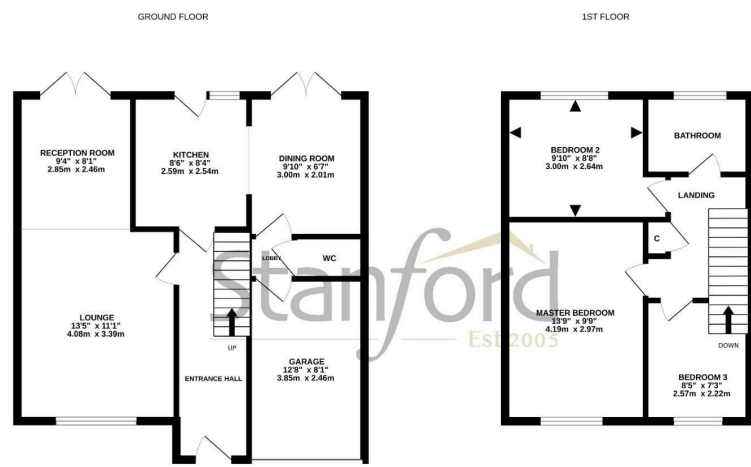
Externally the property has ample off-road parking to the front via paved driveway and access to the garage is given via an up and over door. The rear garden is fully secure and deliberately designed to be low maintenance with an extended patio and gravel areas with shrub borders. Rear access is given via a wooden pedestrian gate.

Further Information:

- Local Council: Eastleigh Borough Council
- Council Tax Band: C
- EPC Rating: TBC - Ordered
- Local Primary School: Shakespeare Infant & Junior School
- Local Secondary School: Crestwood Community School
- Windows: Double Glazed
- Heating: Gas Central Heating
- Parking: Garage & Driveway
- Sellers Position: Seller Suited
- 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 herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their condition or operation can be given. Made with: Hertsmap 1.0.0.4



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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