



Stanford Estate Agents are pleased to be bringing to the market this spacious and extended, four-bedroom, semi-detached home in one of Eastleigh's most sought-after roads. Benefitting from ample off-road parking, garage and a host of improvements to make this a fabulous family home.

**Directions**

Accommodation on the ground floor comprises of a well presented, living room with feature bay window. The living room leads via an open plan design to the separate dining room. A beautiful orangery with tiled flooring provides access to the garden via French doors and a useful cloakroom with WC facilities. The heart of the home is the traditional kitchen/diner with a range of wall and base units and further space for free standing appliances and family dining.

The first floor matches the ground floor with an abundance of space and well-proportioned rooms. Three double bedrooms and a single bedroom currently used as a dressing room give the sleeping arrangements. A feature and purpose built four-piece bathroom has been installed incorporating a desirable freestanding bath, walk in shower, wash hand basin and WC. This room used to be a double bedroom and can be converted back should new owners wish to do so as another modern three-piece family bathroom is available.

Externally the property occupies a corner location and has ample off-road parking to the front via the paved driveway. A single garage with power and light is accessed via the up and over door and inside a pedestrian door can give external access to the garden. The rear garden is fully enclosed with panel enclosed fencing and a secure wooden gate. The garden faces a desirable southerly aspect and has a range of patio and lawn with purpose-built flower beds and shrub borders. To the rear of the garden is a large, workshop/shed that has power and light and a further wooden shed is available for extra storage.

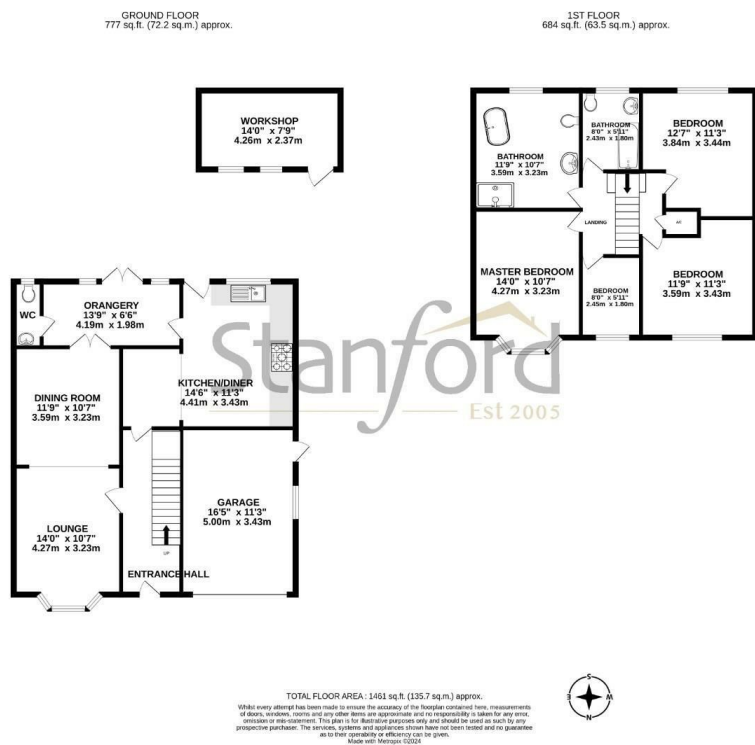
**Further Information:**

- Local Council: Eastleigh Borough Council
- Council Tax Band: D
- EPC Rating: D - 63
- Local Primary School: The Crescent Infant & Junior School
- Local Secondary School: Crestwood Community School
- Windows: Double Glazed (Except for the stained glassed windows)
- Heating: Gas Central Heating
- Parking: Driveway & Garage
- Sellers Position: To Find On

Viewing: By Appointment Only

**Local Information:**

Eastleigh is a thriving town in Hampshire, located between Southampton & Winchester. The town lies on the river Itchen, originally a village till early 19th century when it was developed to a railway town. Those railway town roots are still firmly imprinted with two mainline train stations providing trains to Winchester in 20 minutes and London Waterloo in an hour. Those looking for commuter links that are not rail are truly spoilt too with junctions to the M27 & M3 Either end of the town, and how could we get Southampton Airport minutes away for some domestic and European trips. Eastleigh is a commuters dream! The town itself has an array of amenities including several supermarkets as well as several boutique and independent shops. Residential homes come in all shapes, sizes and age from 1800s thatched cottages to 1900 Victorian terraces to modern, well thought out developments there is a home in Eastleigh for everyone. Places leisure and Lakeside Country Park are favoured by locals for their greenery, open spaces and walks with the latter having a small passenger steam train paying further homage to the roots that the town was founded.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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 request. All loans secured on property, life assurance is usually required. This can be emailed on request.