







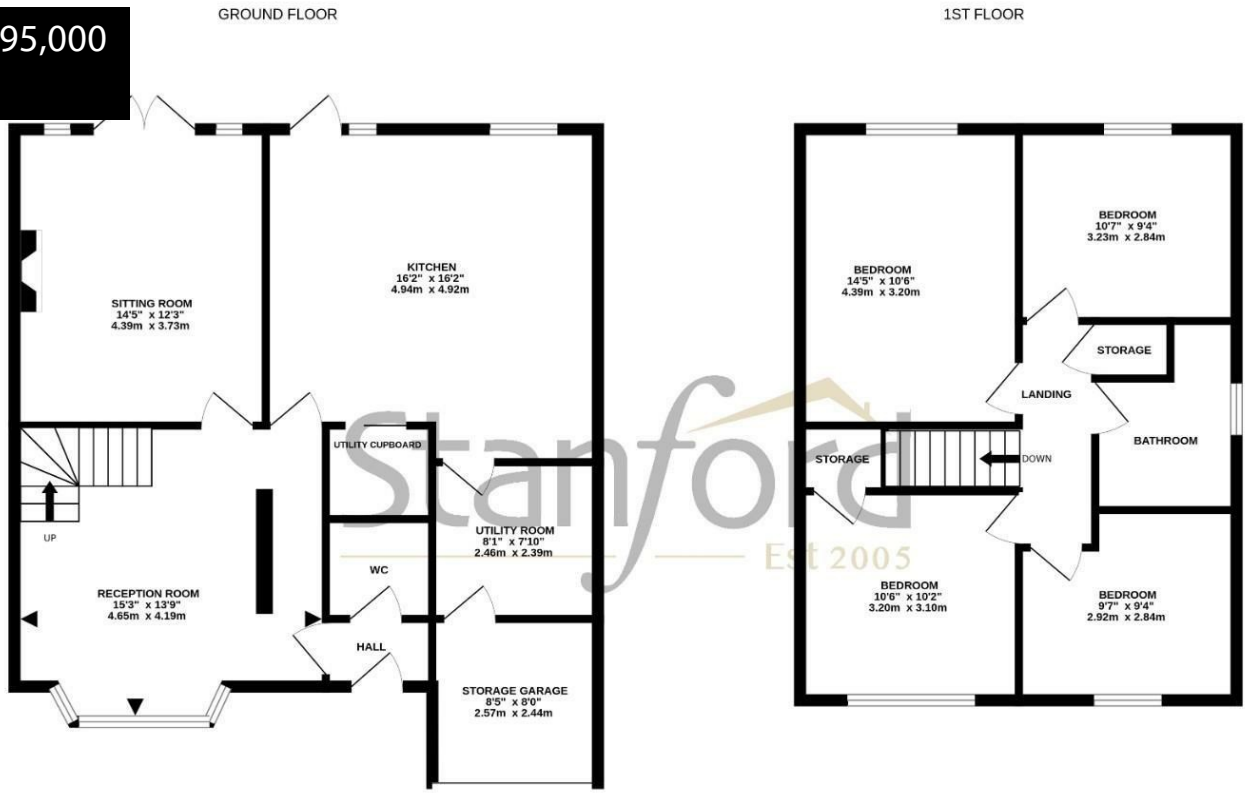




Chilham Close, SO50 4QZ

Stanford
Est 2005

£495,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operability or efficiency can be given.
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Stanford Estate Agents are delighted to offer this four bedroom, link detached home located within a small, popular and sought after cul de sac location of Boyatt Wood. Benefitting from a large rear garden, ample off road parking, modern kitchen and four double bedrooms.

Accommodation comprises of a welcoming entrance hall that leads to a cloakroom with WC facilities. entering the reception room/dining room your find stairs to the first floor and a bay window overlooking the front aspect, a feature wall is in place giving space for a hallway behind and creating ample versatile layouts. The sitting room overlooks the rear garden, and the garden can be accessed via the French doors, it measures an impressive 14ft and benefits from ample natural light. The kitchen has been tastefully designed and decorated, it features a fully fitted kitchen with a range of built in appliances, a freestanding island unit with breakfast bar, space for a dining table, a useful utility cupboard and a door to the rear garden. Access to a further utility room is off the kitchen and that room leads into the integral garage space which also has power and light. The first floor has four double bedrooms all in a modern décor order and all serviced via the well-presented, fully tiled, three piece bathroom suite.

Externally the property has ample off road parking to the front of a paved driveway and access to the rear garden via secure wooden gate. Access to the garage store is via an up and over door. The property has fantastic kerb appeal and occupies an enviable location within the cul de sac. The rear garden is a great size with a lower level made up of a tiled patio with steps leading to a L shaped lawn area with purpose-built flower beds, mature shrubs and planted borders throughout. The gardens shape comes from an added parcel of land previous owners purchased creating that L shape and giving more space to enjoy. The garden is fully secure throughout via panel enclosed fencing.

Further Information:
Local Council: Eastleigh Borough Council
Council Tax Band: E - £2866.21- 26/27

EPC Rating: C - 73
Local Primary School: Shakespeare Infant & Junior School
Local Secondary School: Crestwood
Windows: Double Glazed
Heating: Gas
Parking: Private Driveway & Storage Garage
Utilities: Mains
Broadband: See Ofcom Website -
Phone Signal: See signalchecker.co.uk
Sellers Position: Seller To Find On
Viewing: By Appointment Only

Location:
Boyatt Wood is a mainly residential area of Eastleigh with fantastic commuter links to the M27 & M3. It's 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.

Offer Check Procedure:
Please note any offer needs to be verified for legal anti-money laundering regulations and any prospective buyer will need to produce identification documents. Properties will not be removed from the market until anti money laundering and financial qualification checks have been satisfied. Prospective buyers are reminded that the details including any measurements indicated are for guidance only and they should seek their own measurements before committing to any expense. We thank you in advance for your co-operation.