



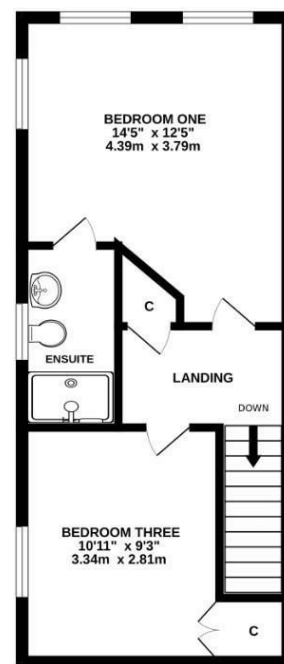
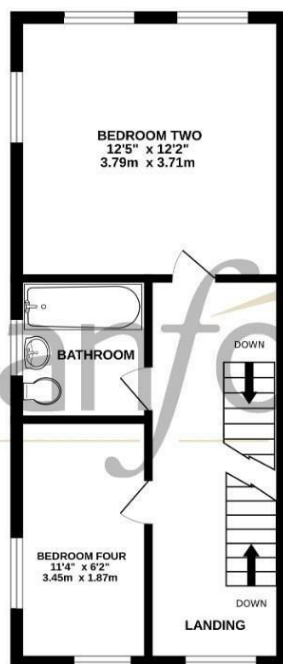
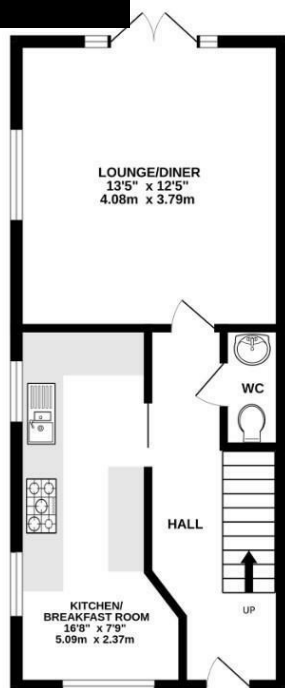
Ashton Gardens, SO50 4DG

Stanford
Est 2005

£360,000

1ST FLOOR

2ND FLOOR



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 present to the market this spacious, conveniently located, four bedroom, end of terrace town house in the sought-after location of Ashton Gardens. Boasting ample space across three floors and offering versatile and modern living throughout the property makes for a great family home.

Accommodation on the ground floor starts with a welcoming entrance hall with a useful cloakroom offering WC facilities. The kitchen/breakfast room spans and impressive 16ft giving plenty of space for a family meal. The kitchen is fully fitted with a range of wall and base units, with some integrated appliances such as dishwasher and fridge/freezer, further space for a free-standing washing machine is available. The room benefits from ample natural light with double aspect windows. To the rear of the ground floor is a spacious living room with French doors leading out to the west facing garden.

The first floor has two of the four bedrooms with the generous sized, bedroom two located to the rear with three windows for natural light, bedroom four is located to the front and currently used as a study, both bedrooms are serviced via the modern, three-piece bathroom which also benefits from an external window being end of terrace!

The second floor gives space to two double bedrooms of which one is the principle bedroom that benefits further from ensuite facilities. Bedroom three is a fantastic size and has built in storage.

Externally the property sits in a small cul de sac towards the end of the modern development, occupying an enviable position and benefitting from an allocated space while various visitors' spaces are also available. The rear garden is fully secure via brick wall and panel enclosed fencing with secure wooden side gate. The garden faces a sought-after west orientation giving ample natural sunlight and is mostly laid to lawn with planted borders and a patio.

Further Information:
Local Council: Eastleigh Borough Council
Council Tax Band: D - £2345.08 - 26/27
EPC Rating: B - 85
Local Primary School: Shakespeare Infant & Junior School
Local Secondary School: Crestwood
Windows: Double Glazed
Heating: Gas
Parking: Allocated Space & Visitors Parking

Utilities: Mains
Broadband: See Ofcom Website -
Phone Signal: See signalchecker.co.uk
Sellers Position: Seller To Find On
Viewing: By Appointment Only

Location:
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 forget 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.

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.