







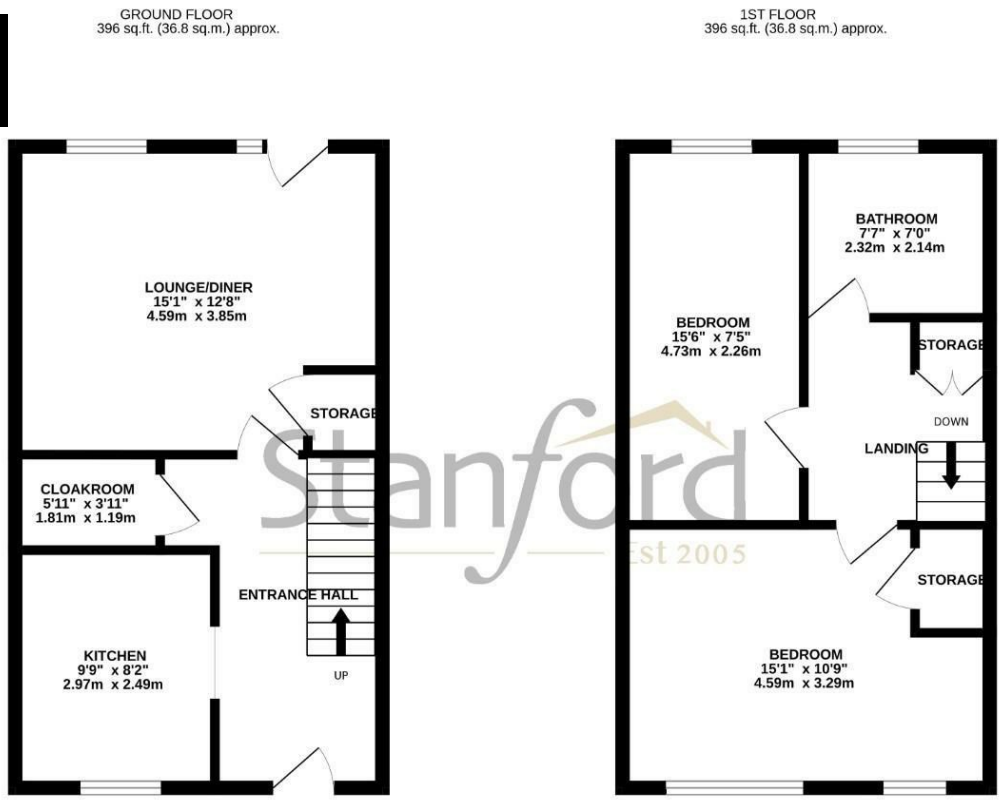




Chiltern Crescent, SO50 7GJ

Stanford
Est 2005

£315,000



Stanford Estate Agents present to the market this attractive and well maintained, two double bedroom, mid terraced home in the sought-after location of Crowdhill, Fair Oak. Benefitting from off road parking, a modern finish throughout and being a stone's throw from the natural beauty of Stoke Park Woods.

Accommodation comprises of a welcoming entrance hall with stairs to the first floor, a cloakroom with useful WC facilities and entrance to all ground floor rooms. The kitchen is to the front with a range of wall and base units and space for several freestanding appliances. The large, lounge/diner is located across the rear and has been tastefully decorated by the current owners to include a feature media wall. Within the naturally light room is a storage cupboard and door to the rear garden. The first floor has two great sized bedrooms with the principle bedroom benefitting from two windows giving ample natural light, a recessed dressing area and a fitted storage cupboard. Both bedrooms are serviced via a modern and neutral, three-piece bathroom suite with panel enclosed bath with shower over, wash hand basin and WC facilities.

Externally the property has a picket fence surround with patio to front door. An allocated parking space is out front with ample visitor parking surrounding. An electric car charger has been installed further future proofing this delightful home. The rear garden is slightly larger than neighbouring homes with a range of extended patio and lawn. A purpose built wooden shed gives further storge and the garden is fully secure and enclosed with brick wall and panel enclosed fencing with a secure gate to the rear that goes across the neighbouring property giving that little extra space!

Estate Charges - £284.16

Further Information:
Local Council: Eastleigh Borough Council
Council Tax Band: B
EPC Rating: B - 86
Local Primary School: Fair Oak Infant & Junior School
Local Secondary School: Wyvern
Construction Type: Brick
Windows: Double Glazed
Heating: Gas
Parking: Allocated Parking Space
Utilities: Mains

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

Social Media
Stanford Estate Agents promote all our property previews, updates and market information on both our Facebook and Instagram accounts. If your looking to see what is coming or keep up to date with the latest properties then follow and ensure you don't miss out!

Location:
Fair Oak is a semi-rural, small village in the borough of Eastleigh and renowned for its peaceful living offering, Transport links to Winchester, Hedge End and Eastleigh are convenient and an array of amenities are available in the village centre including a chemist, post office facilities and various convenience shops. The local schools are in high demand with the infant, junior and secondary school all achieving "good" status in their latest OFSTED reports.

Disclaimer
Whilst believed to be accurate all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate and should not be relied upon for furnishings.

Offer Check Procedure
If you are considering or are making an offer for this property, please make early contact with your local office to enable us to verify your buying position. Our sellers expect us to report on a buyer's position to proceed with accurate information before making a decision whenever we submit an offer. Proof of finances will be required and need to be verified before any property is removed from open marketing.

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