







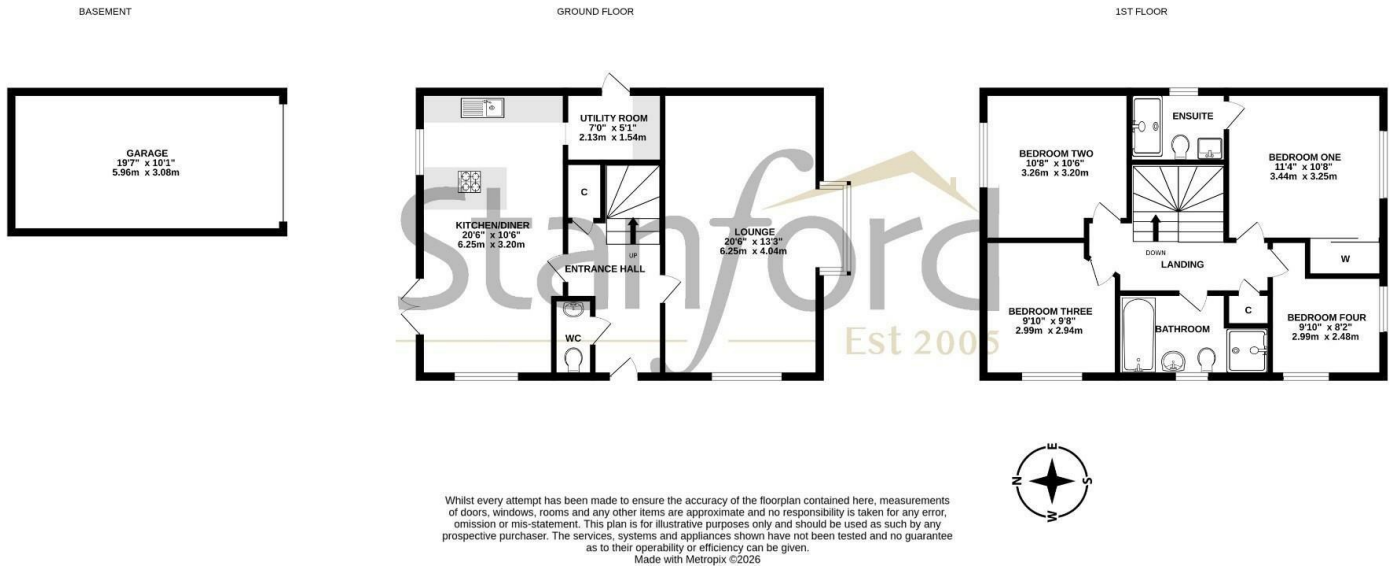




Brendon Gardens, SO50 7GG

Stanford
Est 2005

£525,000



Stanford Estate Agents present to the market this desirable, four-bedroom, detached family home in the sought after Crowdhill development of Fair Oak. Benefitting from a well-presented finish throughout, detached garage, ensuite facilities and being a stones throw from Stoke Park Woods.

Accommodation on the ground floor starts with a welcoming entrance hall with a useful cloakroom with WC facilities, storage cupboard and stairs to the first floor. Upon entry the right leads to the large, lounge that spans over 20ft and gives ample natural light due to the double aspect windows of which one is a box bay window overlooking a small, private green to the side of the home. The left has the spacious kitchen/diner, a preferred layout for many families now. The kitchen is fully fitted with a range of wall and base units, integrated appliances and French doors to the garden. Just off the kitchen is a useful utility area offering more practicality to this already well suited, family home. The first floor has four, good sized bedrooms with the principle bedroom benefitting further from modern, ensuite facilities and fitted wardrobes. Bedroom three also benefits from fitted storage and all remaining bedrooms are serviced via the modern, four-piece family bathroom suite.

Internally the property is spacious throughout, giving plenty of natural light and with its modern, neutral décor is ready for a new family to take advantage of this beautiful home.

Externally the property occupies a private spot within the development and offers ample off-road parking via a paved driveway. A detached garage accessed via up and over door provides further parking or storage and within is power & light. The rear garden is mostly laid to lawn and fully secured via panel enclosed fencing and secure gate. It's a blank canvas ready for the new owners to create their own vision!

Further Information:
Local Council: Eastleigh Borough Council
Council Tax Band: E
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: Driveway & Garage

Utilities: Mains
Broadband: See Ofcom Website -
Phone Signal: See signalchecker.co.uk
Sellers Position: Seller To Find on
Viewing: By Appointment Only
Estate Charge: £184 Per Year

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