Darwin Road - £370,000

Stanford
Est 2005









7 Darwin Road, Eastleigh, SO50 4GZ £370,000

Stanford Estate Agents are delighted to be offering this three bedroom, semi-detached, family home in the ever popular and convenient location of Boyatt Wood, Eastleigh. Benefitting from a large, west facing rear garden, ample off-road parking and modern, light living throughout.

Accommodation comprises an entrance hall with large storage cupboards and stairs to the first floor, an open plan family space including a dining room with French doors to the rear garden, leading into a living room with window to the front. Both rooms have been decorated tastefully and offer ample space for a family. The kitchen is fully fitted with a range of wall and base units, fitted gas hob, oven and dishwasher with freestanding breakfast bar and space for washing machine and fridge/freezer. The first floor has three good sized and well-proportioned bedrooms all serviced via a modern three piece, tiled family bathroom with a freestanding bath with shower over, wash hand basin and WC.

Externally, the property has off road parking via paved driveway and potential for more if required. Shared access to the rear of the driveway leads to a substantial, versatile outbuilding measuring 21ft x 16ft with power and light, accessed via steel door with lock to front and lockable side door from garden. The garden continues the theme of spacious sizing, spanning over 100ft in a favourable west orientation. Being mostly laid to lawn with various seating/entertaining areas all fully enclosed via panel enclosed fencing, the garden offers a blank canvas for the new owners to make an oasis in their own vision.

Further Information:
Local Council: Eastleigh Borough Council
Council Tax Band: C
EPC Rating: C - 70
Local Primary School: Shakespeare Infant & Junior School
Local Secondary School: Crestwood
Construction Type: Brick
Windows: Double Glazed
Heating: Gas
Parking: Driveway
Utilities: Mains
Broadband: See Ofcom Website -
Phone Signal: See signalchecker.co.uk
Sellers Position: Looking Onward
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:
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.

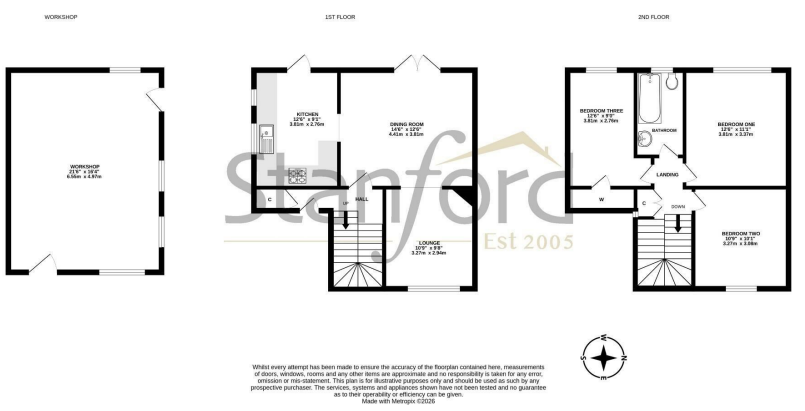
Disclaimer
Whilst believed to be accurate all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise 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.

Legal Anti Money Laundering
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 checks have been satisfied. The AML check should be completed in branch. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required.

Solicitors
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore when every penny counts but this is a route fraught with problems from our experience and we strongly urge you to avoid or at least compare other options. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner for all parties. Stanford Estate Agents can recommend several local firms of solicitors who have the necessary local knowledge, experience and communication expectations to provide a profession and personable service. Please ask a member of our sales team for a free quote.

Stanfords Mortgage & Protection
We have several FCA qualified advisors within our branches offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our initial advice is always free and with no obligation. We can help advise and arrange mortgages and protection for anyone, regardless of who or where they are buying or selling through. If you're looking for free advice on your borrowing power, what interest rates are available to you or looking to obtain an agreement in principle, placing a full mortgage application, and/or ways to protect your health, home, and income then we can be of assistance. Just ask to book an appointment with an advisor.



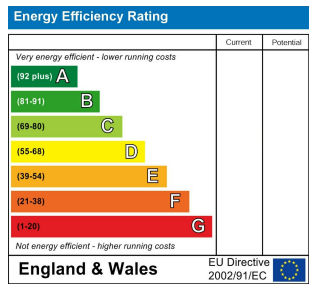


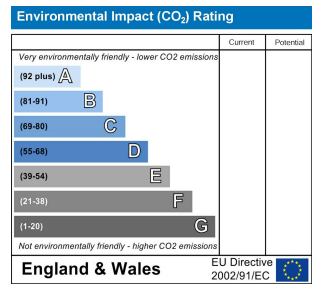












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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased 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

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