

# Chiltern Crescent - £525,000

Stanford
Est 2005









# 67 Chiltern Crescent, Fair Oak, Eastleigh, SO50 7GH

# Asking Price £525,000

Stanford Estate Agents are delighted to present to the market this beautifully presented and spacious, four-bedroom, detached family home, ideally situated in a lovely position within the highly desirable Crowdhill Development in Fair Oak. Offering generous and versatile accommodation throughout, this impressive property is perfectly suited to modern family living.

Upon entering, you are greeted by a welcoming entrance hall, setting the tone for the accommodation that follows. The ground floor features a generous lounge with double-glazed window to the front aspect, creating a warm and relaxing environment, giving the perfect space for unwinding with family or entertaining guests.

To the rear, the heart of the home is the stunning 18ft modern kitchen/dining room beautifully appointed with a range of fitted units and integrated appliances, comprising of a double oven, hob with extractor over and other integral appliances, creating the ideal setting for everyday family life. A separate utility room offers additional practicality and storage with access to a useful downstairs cloakroom fitted with a wash hand basin and low-level WC.

Upstairs, the first floor continues to impress, offering four good sized bedrooms, providing excellent flexibility for family members, a modern, stylish four-piece family bathroom and the further benefit of an ensuite to the 13ft principal bedroom.

Externally, the property enjoys a private driveway providing ample off-road parking that leads to a single garage with power and light and an up and over door.

The fully enclosed rear garden has been thoughtfully arranged to provide an excellent space for relaxing and entertaining. Featuring an extensive seating area, ideal for outdoor dining, alongside an attractive artificial lawn for ease of maintenance, the garden offers a lovely outdoor space to enjoy throughout the year. A side gate provides a convenient access to the driveway.

Combining spacious accommodation, attractive presentation and a desirable location, this wonderful home offers everything needed for comfortable modern family living. Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.

Further Information:
Local Council: Eastleigh Borough Council
Council Tax Band: E - £2,951.53 26/27
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: Looking Out Of Area
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.

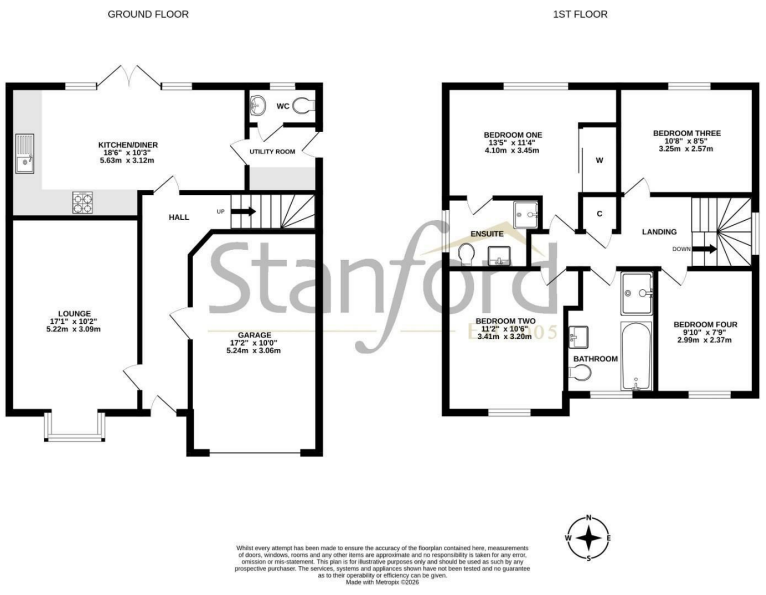
Disclaimer
Whilst believed to be accurate all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise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

Anti-Money Laundering (AML) Compliance
In accordance with the Money Laundering Regulations 2017, Stanford Estate Agents is legally required to carry out Anti-Money Laundering (AML) checks on all property buyers and sellers.
Please note these AML checks are conducted via a third party and the fee paid is strictly non-refundable. This includes all circumstances.
Buyers: Following acceptance of an offer on a property marketed by Stanford Estate Agents, an AML verification check will be required. A fee of £40 + VAT per applicant applies.
Sellers: Upon instructing Stanford Estate Agents to market your property, an AML verification check will be required. A fee of £40 + VAT per property owner applies.

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.





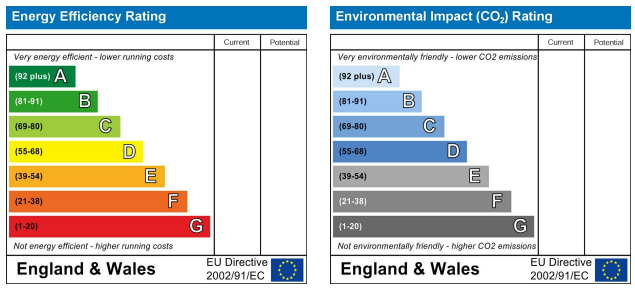
















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