



10 Browsholme Close | £330,000  
Boyatt Wood, Eastleigh, Hampshire, SO50 4PR





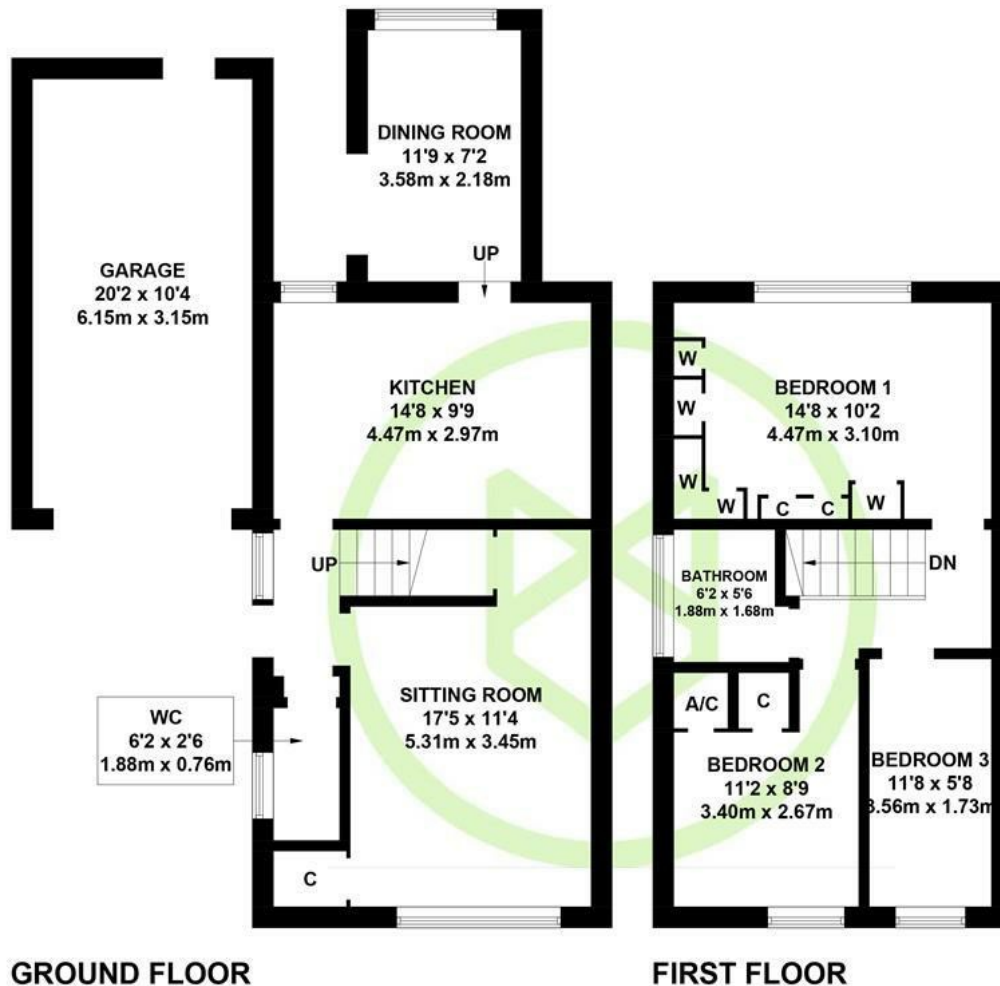
10 Browsholme Close  
Boyatt Wood, Eastleigh, Hampshire, SO50 4PR

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## Summary

An extended semi-detached house, situated in a quiet cul-de-sac within Boyatt Wood. The home features three bedrooms, family bathroom, spacious sitting room, kitchen opening to dining area and useful downstairs cloakroom. Externally, the home benefits from a secluded west facing rear garden, driveway parking and garage



## Summary

- Three bedrooms
- Semi-detached house
- Garage and driveway parking
- Kitchen opening into dining area
- Secluded westerly facing rear garden

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential B

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 515 SQ FT / 47.9 SQ M  
FIRST FLOOR = 423 SQ FT / 39.3 SQ M  
GARAGE = 209 SQ FT / 19.4 SQ M  
TOTAL = 1147 SQ FT / 106.6 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1044480)

# 10 Browsholme Close

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## Ground Floor

Upon entry, the entrance hall provides access for the sitting room, downstairs cloakroom comprising WC and wash basin, kitchen and stairs leading to the first floor landing. The bright and airy sitting room has ample space for seating furniture, large window onlooking the front aspect and useful storage cupboard. The kitchen has a selection of wall and base storage units, oven with hob and extractor above and plumbing for dishwasher. The kitchen opens into the dining room which has a sliding door opening out to the rear garden.

## First Floor

The first floor landing allows access for all three bedrooms and family bathroom. The principal bedroom is a spacious double with built in wardrobes and overlooks the rear garden. Bedroom two is also a double with built in storage and airing cupboard. Bedroom three is an ample single or perfect study space. The family bathroom comprises shower over bath, WC and wash basin.

## Outside

Complimented by its westerly facing aspect, the secluded rear garden has a large adjoining patio, area of lawn, selection of raised beds, useful shed and door to the rear of the garage. Accessed via double doors to the front or single door to the rear, the garage is currently used as a workshop.

## Parking

Driveway parking for several vehicles leading to garage.

## Location

Boyatt Wood benefits from being close by to the M3 and M27 corridor, and excellent transport links around the area and into the larger surrounding cities of Winchester and Southampton. Additionally, Eastleigh town centre is just a short drive away. The property falls into Shakespeare Junior School and Crestwood Community School catchments.

## Tenure

Freehold

## Sellers Position

Buying on

## Infant and Junior School

Shakespeare Infant and Junior School

## Secondary School

Crestwood Community School

## Council Tax

Eastleigh Borough Council - Band C

## Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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