



**17, Oakgrove Gardens, Eastleigh, SO50 6LZ**  
**Reduced To £425,000**

JUST REDUCED !!! NO CHAIN !!! We are delighted to offer a sought after 2/3 bedroom detached chalet style bungalow situated in a very desirable quiet cul de sac of similar homes. The property enjoys a great location ,close to local bus routes and shops. The accommodation is versatile and is presently arranged as a porch, ground floor cloakroom, large lounge, kitchen/dining room, conservatory, 3 bedrooms, with 2 of them on the first floor with a bathroom. A driveway leads to a garage.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed from the road via a dropped kerb onto an area of off road parking for several vehicles. A upvc door with obscure glazing access to the side of the property opens to

A upvc door with obscure double glazed panel and lead lighting and adjacent double glazed window opens onto

### Inner Hallway

Smooth plastered ceiling, ceiling light point.

A two panel door opens to a useful utility area with a heat resistant worksurface space for an undercounter appliance, a upvc door with obscure glazing gives direct access onto the rear garden.

### Entrance Hallway

Textured ceiling with coving, ceiling light point, provision of power points.

Staircase leading to the first floor accommodation, with useful under stairs storage cupboard.

### Cloakroom

Fitted with a wall mounted wash hand basin, WC

Textured ceiling, coving, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator and ceramic glazed tiled walls.

### Lounge 17'1" x 10'11" (5.22 x 3.35)

Textured ceiling, coving, ceiling light point, upvc double glazed window to the front aspect, double panel radiator, provision of power points and television point.

The room centres on a log effect gas fire with marble hearth and brick style surround with mantle over.

From here a pair of fifteen inset glazed doors open onto



### Dining Area of Kitchen Diner 17'10" x 11'8" narrowing to 9'7" (5.44 x 3.57 narrowing to 2.93)

### Kitchen Area 9'7" x 9'3" (2.94 x 2.82)

The kitchen is fitted with a range of low level cupboard and drawer base units with a matching range of wall mounted cupboards, pace saving pull out cupboard, additional larder cupboard, heat resistant worksurface with an inset double sink

with drainer and a mono bloc mixer tap, four burner gas hob, gas double oven, space for a tall fridge / freezer, space and plumbing for a dishwasher and automatic washing machine.

Polystyrene ceiling tile, ceiling light point, upvc double glazed window to the rear aspect, ceramic glazed tiled flooring. A useful fitted cupboard opens providing useful shelving.



### Dining Area 8'1" x 11'7" (2.47 x 3.55)

Polystyrene ceiling tile, ceiling light point, double panel radiator, vinyl style flooring, provision of power points. Natural light is provided by upvc double glazed sliding doors giving direct access to the conservatory.



### Conservatory 12'5" x 10'3" (3.81 x 3.13)

Constructed of low level brick wall with upvc double glazing over and a polycarbonate roof. Ceramic glazed tiled flooring, with underfloor heating, provision of power points, ceiling light point and fan. Upvc sliding door gives direct access to the rear garden.



**Dining Room / Bedroom 3 10'2" x 10'0" narrowing to 6'10" (3.12 x 3.06 narrowing to 2.10)**

Textured ceiling, coving, ceiling light point, wall light point, upvc double glazed window to the front aspect, single panel radiator and a provision of power points. A further under stairs cupboard opens providing useful storage.



**First Floor**

The landing is accessed by a turning staircase from the entrance hallway. With a textured ceiling, ceiling light point, access to the roof void, upvc double glazed window to the side aspect.

A door opens to an airing cupboard housing the hot water cylinder with slatted linen shelving over.

**Bedroom 1 11'8" x 11'8" (3.58 x 3.56)**

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points. A built in storage cupboard opens and houses a Worcester Bosch combination boiler.

The room benefits from a range of fitted wardrobes providing a good degree of hanging rail and storage.

Rear aspect with lovely views..



**Bedroom 2 14'0" x 9'5" (4.29 x 2.89)**

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points. Wash hand basin set within a dressing table with drawers to either side.

Access to eaves storage.

Being front aspect.



**Shower Room 8'6" x 7'1" (2.61 x 2.18)**

Fitted with a four piece white suite comprising wash hand basin set within a vanity unit with useful storage below and to the side, wc and bidet with concealed cisterns. Large walk in double shower enclosure with a glass and chrome sliding door with thermostatic shower valves within.

Textured ceiling, ceiling light point, upvc obscure glazed window to the side aspect, double panel radiator.



### **Garage 22'7" x 9'2" widening to 13'0" (6.90 x 2.81 widening to 3.97)**

Accessed by a metal up and over door, natural light is provided by a wooden window to rear aspect overlooking the potting shed and a upvc door giving pedestrian access to the rear garden.

The garage benefits from lighting and power, plumbing with fitted sink and double drainer.

### **Front Garden**

The front garden is laid to bloc paving , with raised beds. Covered car port area with access to the garage's metal and up and over door giving vehicular access.

### **Rear Garden**

Stepping out from the conservatory or utility area onto an area laid to bloc paved patio, providing a very pleasant seating area with raised rockery with feature waterfall into a small pond. The block paving continues around the side of the conservatory and returns down the side of the property to a potting shed, and a greehhouse.

The garden is principally laid to lawn with mature shrub beds and enclosed by timber panel fencing, with a further pond.

### **Council tax band D**





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (38-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	<b>87</b> <b>68</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (38-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
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