



11, White Hart Road, Fair Oak, Eastleigh, SO50 7JR
£375,000

An immaculate 3 bedroom detached house set amongst similar quality homes in a popular family location. The addition of a fine 16'11" x 9'5" conservatory from a superb 18'1" x 10'4" kitchen adds considerably to the ground floor accommodation. A cloakroom is located off the hall and a white bathroom serves the 3 good sized bedrooms. Gas central heating, double glazing, off road parking & a garage. A home that must be seen!

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

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The property is accessed from the road where a dropped kerb leads to an area of hardstanding for off road parking.

A path and steps leads to an entrance vestibule.

Entrance Vestibule

Upvc glazed sliding door with a matching adjacent full height window. Tiled flooring.

From here a upvc door with glazed windows opens onto

Entrance Hallway

Ceiling light point, single panel radiator, wall mounted heating control thermostat.

A door opens to a cupboard providing useful storage.

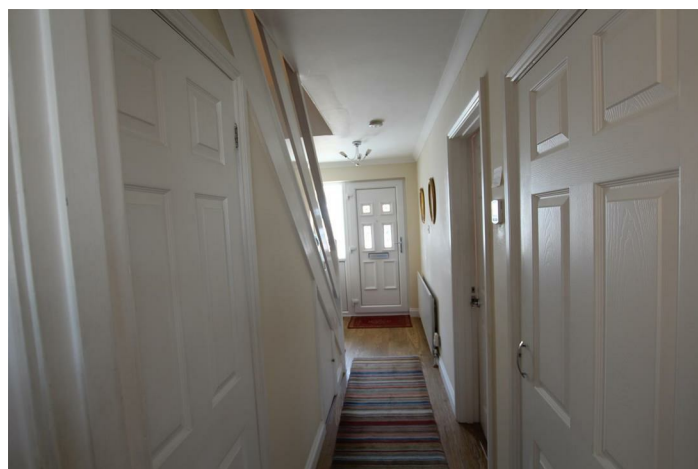
Staircase leading to the first floor landing.

Eye level oven and grill, space and plumbing for an automatic washing machine, space for dishwasher, space for a tall fridge / freezer, space for an additional undercounter appliance.



Conservatory 16'11" x 9'5" (5.16m x 2.87m)

Constructed of low level cavity brick work with upvc double glazed windows over and a upvc double glazed roof. Upvc glazed double opening patio doors opening to the rear garden. Radiators, wall light point.



Ground Floor Cloakroom

Fitted with a two piece suite comprising wash hand basin, and low level wc. Upvc double glazed window to the side aspect, radiator.

Principle Living Room 19'0" x 11'3" (5.81 x 3.45)

Upvc double glazed window to the front aspect, radiator, the room centres on a fireplace with marble effect surround and hearth.

Provision of power points, television point.

First Floor

The landing is accessed from the entrance hallway with natural light provided by a upvc double glazed window to the side aspect. Access to the roof void.

An airing cupboard opens housing a hot water cylinder with slatted linen shelving over.

Bedroom 1 12'1" x 10'9" (3.7 x 3.3)

Upvc double glazed window to the front aspect, radiator. The room benefits from fitted wardrobes with mirror fronts providing a good degree of hanging rail and storage.

Kitchen 18'1" x 10'4" (5.51m x 3.15m)

A very good sized kitchen fitted with a range of white fronted cupboard and drawer base units, heat resistant worksurface with an inset double bowl sink unit with a mono bloc mixer tap over, induction hob with a stainless steel extractor hood over. Matching range of wall mounted cupboards incorporating display shelving. Tiled splashback.





Bedroom 2 8'10" x 11'5" (2.7 x 3.5)

Double glazed window to the rear aspect, radiator, built in wardrobe, provision of power points.



Rear Garden

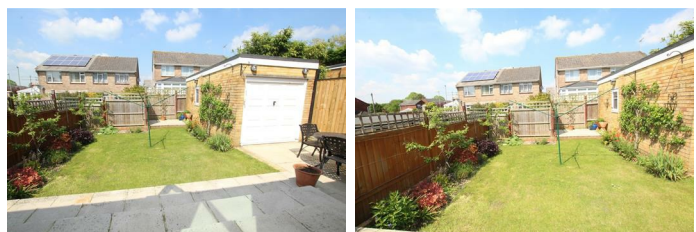
The rear garden is fully enclosed by timber fencing, principally laid to lawn with mature shrub borders.

To the rear boundary is an area laid to patio providing a pleasant seating area.



Bedroom 3 9'2" x 8'6" (2.8 x 2.6)

Double glazed window to the rear aspect, radiator, fitted wardrobe.



Garage

A detached garage accessed by an up and over door.



Family Bathroom 8'2" x 5'6" (2.5 x 1.7)

Obscure double glazed window to the front aspect. Fitted with a three piece white suite comprising, tiled panelled bath with rail and curtain over and electric shower within. Pedestal wash hand basin, low level wc. Complementary tiled walls and tiled flooring.



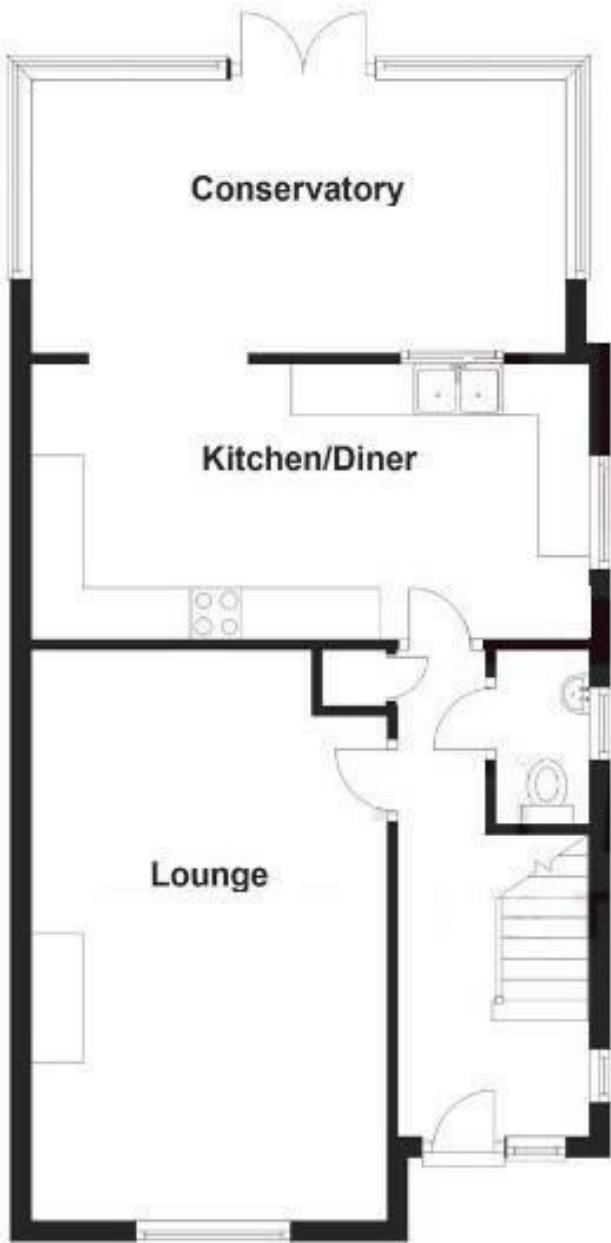
Agents Note

The property benefits from solar panels (which are owned outright).

Off road parking to front

Council Tax Band D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	74	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		