



37, Chestnut Avenue, Eastleigh, SO50 5AN
£375,000

A carefully detailed & very spacious 3 bedroom 1930's house remodelled for modern family living. A delightful light & well fitted kitchen/dining room and a three piece white bathroom. The formal living room has a large bay window & warmed by a log burning stove. The entire property is very light and welcoming. Gas central heating, double glazing, enclosed rear garden, ample off road parking and a garage. Close to local amenities.

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 a tarmac driveway providing off road parking.

A recessed front door with external courtesy light opens onto

Entrance Hallway

Smooth plastered ceiling with coving, ceiling light point, radiator, engineered oak flooring.

Staircase leading to the first floor with useful under stairs storage with natural light provided by an obscure glazed window.

A couple of low level cupboard open and houses the electric meter and consumer unit.

Lounge 13'6" x 12'5" into bay (4.13 x 3.80 into bay)

Accessed from the entrance hallway via a four panel 1930's door.

Textured ceiling with coving, ceiling light point, upvc walk in bay window, double panel radiator, provision of power points and television point. The room centres on a log burning stove with floating oak mantle over.



Open Plan Family Area 12'11" x 18'11" (3.95 x 5.77)

Kitchen Area

The kitchen is fitted with a range of coloured fronted low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Four burner 'Lamona' gas hob, stainless steel sink with drainer and a mono bloc mixer tap, integrated 'Lamona' full sized dishwasher, integrated electric fan assisted oven with combination oven/microwave over and concealed extractor fan. Built in tall fridge / freezer.

An island unit is incorporated into the kitchen with useful breakfast bar / seating.

Smooth plastered ceiling, ceiling light point, coving, upvc double glazed patio doors opening onto the rear garden with adjacent full height windows. Engineered oak flooring. modern tall radiator.



Dining Area

Smooth plastered ceiling with coving, ceiling light point, upvc double glazed window to the rear aspect and a upvc door giving direct access to the side with obscure glazing. Continuation of flooring from the kitchen area.

Fitted with a range of kitchen matching tall larder style units, and houses the Worcester Bosch combination boiler with additional space for an undercounter appliance,



First Floor

Accessed via a straight flight staircase from the entrance hallway. The landing has a textured ceiling with coving, ceiling light point, access to the roof void, upvc double glazed window to the side aspect.

All doors are of a four panel design.

Bedroom 1 13'7" into bay x 11'5" (4.16 into bay x 3.50)

Smooth plastered ceiling with coving, ceiling light point, walk in upvc bay window, double panel radiator, provision of power points.



Bedroom 2 13'0" x 11'5" (3.98 x 3.49)

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, double panel radiator, provision of power points. A built in double cupboard opens providing slatted linen shelving.



Bedroom 3 8'0" x 6'11" (2.46 x 2.12)

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



Family Bathroom 6'10" x 6'4" (2.09 x 1.94)

Fitted with a wash hand basin set within a vanity unit with matching wc and concealed cistern. Panel bath with glass and chrome shower screen with a mono bloc mixer tap over, with shower attachment. Tiled to full height in a ceramic glazed wall tile to two walls.

Smooth plastered ceiling, ceiling light point, coving, upvc obscure double glazed window to the rear aspect, heated towel rail and a linoleum floor covering.



Front Garden

The front garden is principally laid to lawn with timber panel fencing and hedge boundaries.

To the end of the driveway a pair of wrought iron gates open to a further area of off road parking and onto the garage.

Rear Garden

Stepping out onto an area laid to patio spanning the width of the property. The garden is principally laid to lawn with shrub beds to the rear including a fruit tree.

Enclosed to one boundary via a wall and to the side and rear by timber panel fencing.

A lean-to area is located behind the rear of the garage with a metal corrugated roof with an area laid to decking.



Utility Area 5'11" x 3'3" (1.81 x 1.0)

Accessed by a ledge and brace door. Space, plumbing and power provided for an automatic washing machine. Natural light is provided by a wooden obscure glazed window.

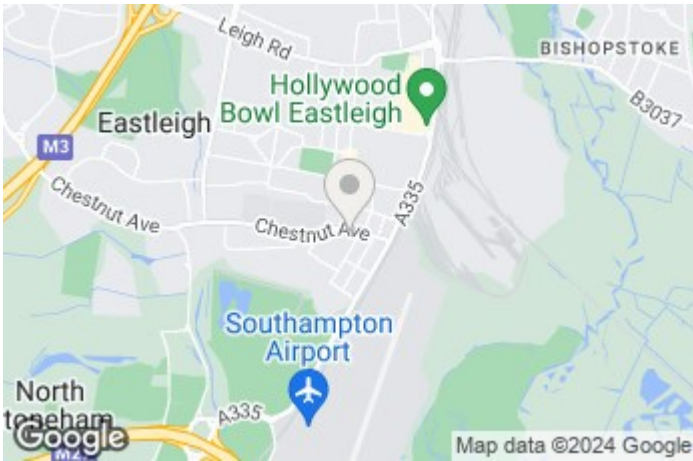
Garage 16'5" x 8'4" (5.02 x 2.55)

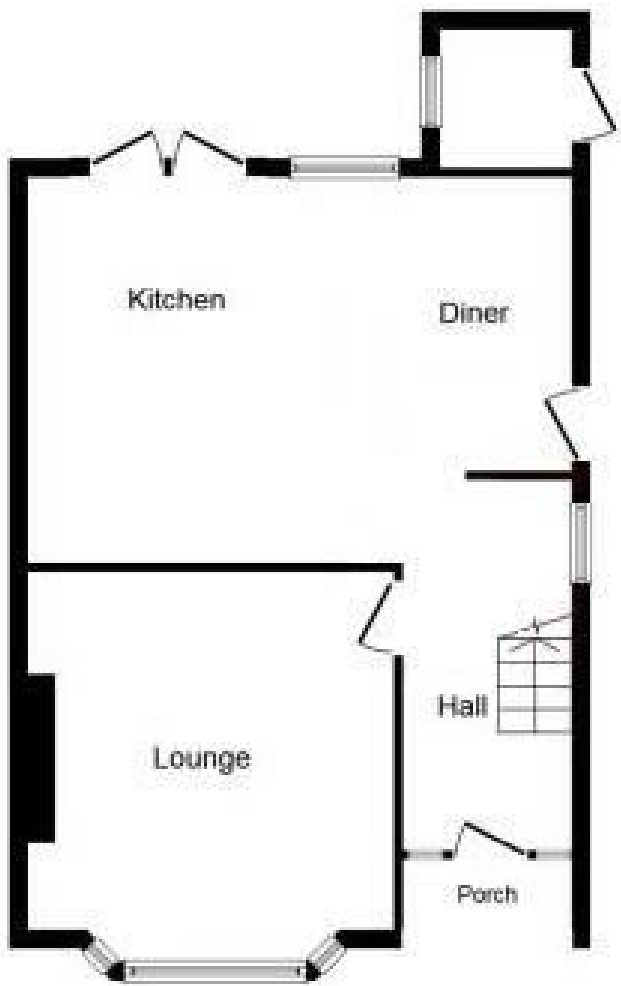
Constructed of concrete block and accessed by a pair of opening doors and benefits from power and lighting. Natural light is also provided by window overlooking the garden.

Off Road Parking

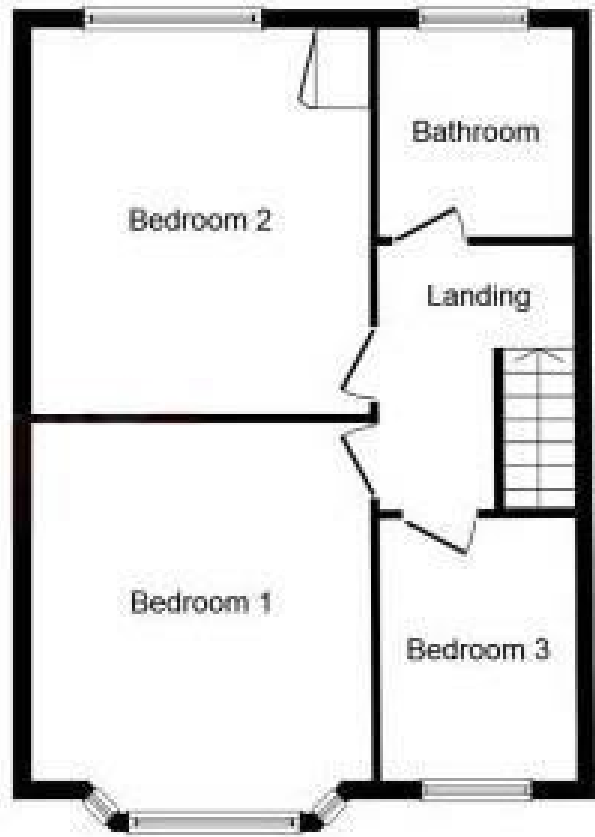


Council Tax Band C





Ground Floor



First Floor

