



Rowe
& Co.

9 Chilham Close, Eastleigh

Eastleigh

In Excess of £350,000

**Rowe
& Co.**



9 Chilham Close

Eastleigh, Eastleigh

Situated within a quiet cul-de-sac, in the popular residential area of Boyatt Wood, this well presented three-bedroom semi-detached home has been extended and offers well-proportioned accommodation briefly comprising an entrance porch, large lounge, kitchen, conservatory, cloakroom on the first floor there are three bedrooms and the family bathroom. Outside there is a block paved driveway with parking for two cars and a good size garage. Enclosed rear garden. Early viewing advised.

Location

Boyatt wood benefits from being close by to the M3 and M27, excellent transport links around the area and into the larger surrounding cities of Winchester and Southampton. Additionally, local shops and schools are within walking distance, offering various local amenities, along with Eastleigh town centre just a short drive away.

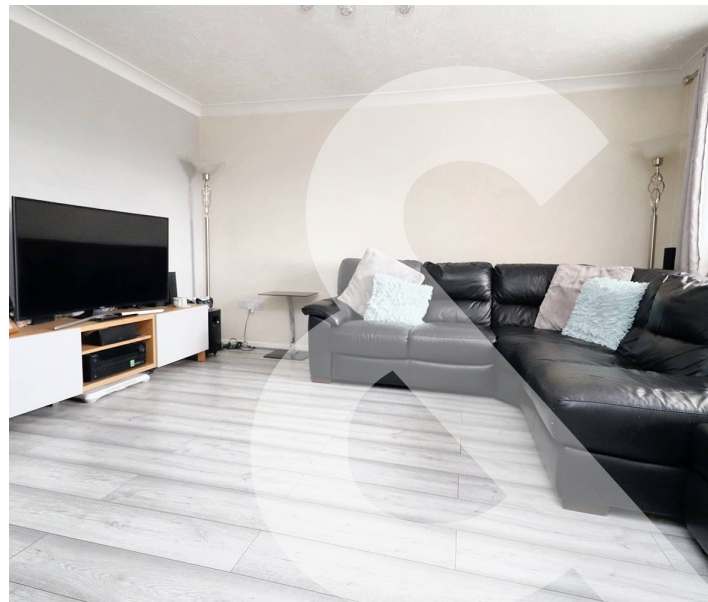
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Popular Location
- Garage & Driveway
- Three Bedrooms
- Kitchen / Dining Room
- Secluded Rear Garden



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Inside

The front door opens into a spacious entrance porch which in turn leads into a bright and airy living room, with stairs leading to the first floor and a window to the front of the property. The kitchen can be found to the rear and has been fitted with a range of wall and base units with work tops over, inset sink, space for appliances and complementary tiling.

There is a window to the rear and double doors opening into the conservatory, which has doors leading out to the rear garden. A rear lobby has a door out to the rear garden as well as a door to the garage. There is the benefit of a cloakroom which has been fitted with a sink unit and WC.

The first-floor landing provides access to all three bedrooms, the family bathroom and the airing cupboard, the master bedroom is a generous size and has fitted wardrobes with a window to the front aspect. Bedroom two can be found to the rear of the property and bedroom three to the front aspect.

The modern family bathroom has been fitted with a matching white suite comprising panelled bath, sink unit and WC with complementary tiling

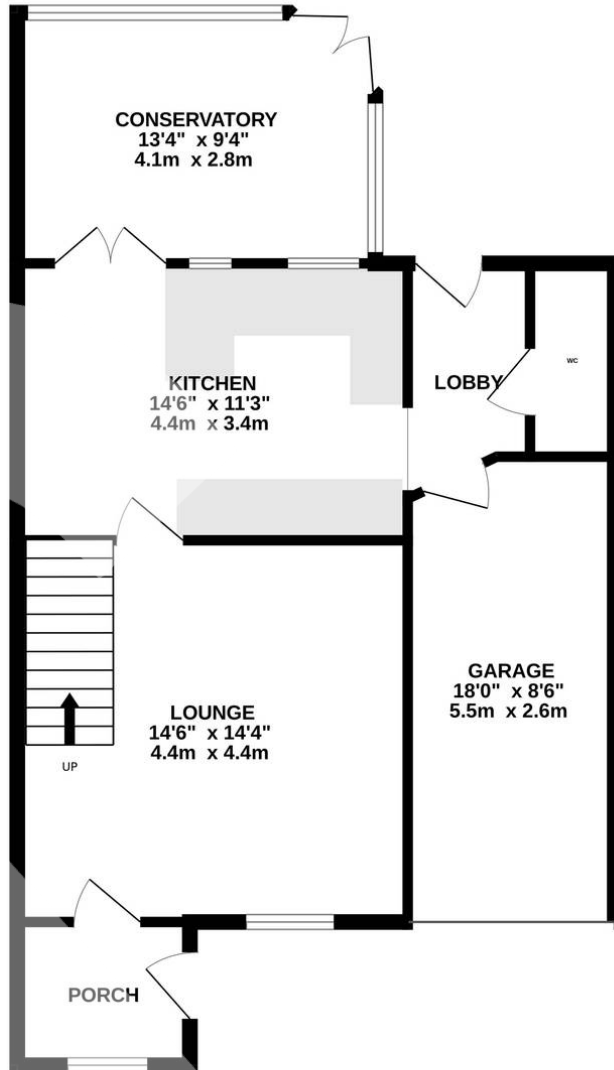
Outside

Externally to the front of the property there is a block paved large driveway providing off-road parking for multiple vehicles. Leading to the garage which has an up and over door.

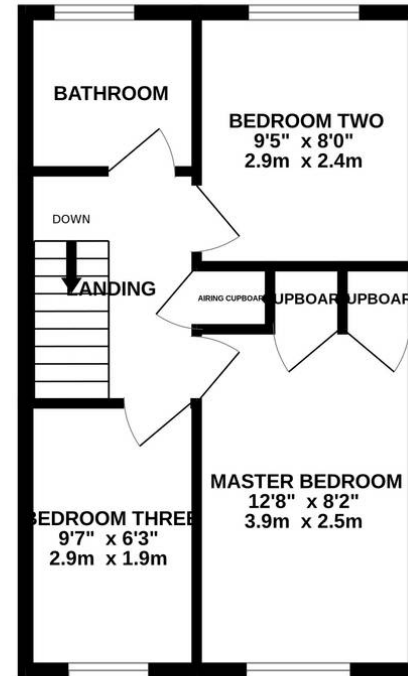
There is a private rear garden which is enclosed, laid to lawn and has a paved patio area perfect for entertaining.



GROUND FLOOR



1ST FLOOR



**REQUEST
VIEWING**

(GOTTA BE QUICK!)

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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