



**Rowe  
& Co.**

**17 Monks Brook Close, Eastleigh**

Eastleigh

**£495,000**

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& Co.**



## 17 Monks Brook Close

Eastleigh, Eastleigh

This wonderful three-bedroom detached chalet is positioned towards the end of this popular cul-de-sac. The home is sat on an established plot with a wonderful rear garden and has been tastefully modernised by the current owners. Accommodation to the ground floor comprises a large entrance hall, lounge, modern kitchen, bathroom, conservatory and family room / bedroom three. On the first floor are two large bedrooms and shower room. Outside benefits a driveway and garage with secluded rear garden.

### Location

The town of Eastleigh lies on the River Itchen between Winchester and Southampton. It has a good range of shops, as well as leisure and entertainment facilities including a Vue cinema and a bowling complex. It is ideally located to provide convenient access to Winchester and Southampton. There is a mainline railway station providing access to London Waterloo, Winchester and Southampton. Communications are excellent with the M3 and M27 within easy reach. Southampton Airport is also only a short drive away.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Large Established Rear Garden
- Modern Kitchen
- Two Bathrooms
- Three Bedrooms
- Garage & Driveway
- Popular Location



# 17 Monks Brook Close

Eastleigh, Eastleigh

## Inside

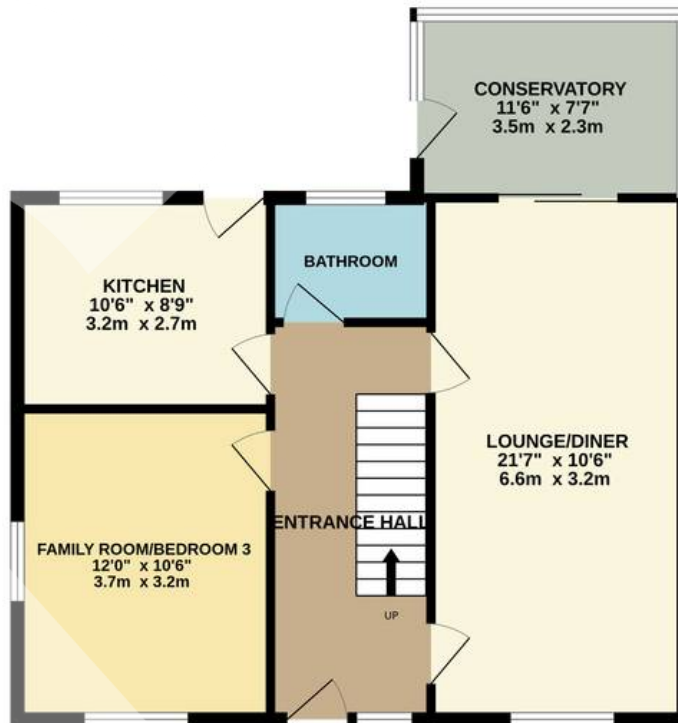
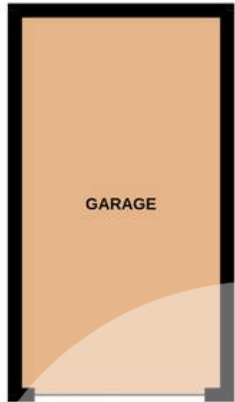
You enter the property into a large entrance hall laid to oak effect flooring with doors leading to all rooms and stairs to the first floor. A door to one side opens into the lounge which has a window to the front aspect and has been laid to oak effect flooring with plenty of space for free standing furniture, sliding doors to one end open into the conservatory. From the hallway you access the family room / bedroom 3 which has dual aspect windows to the front and side and offers versatile accommodation. The modern kitchen has been fitted with a range of high gloss wall and base level units with cupboards and drawers under and complimentary worktops, fitted appliances include a fridge freezer, dishwasher, oven, hob with extractor over and dishwasher. The room has a window to the rear and external door, spotlights and is laid to tile flooring. The modern bathroom has been tiled from floor to ceiling with a panel enclosed bath, wash hand basin, W/C and heated towel rail. The first floor has a large landing with window to the front and access to two further bedrooms, both large rooms with dual aspect windows and fitted wardrobes. A further shower room has a window to the rear and has been fitted with a walk in shower, wash hand basin, W/C, heated towel rail and has been fully tiled floor to ceiling.

## Outside

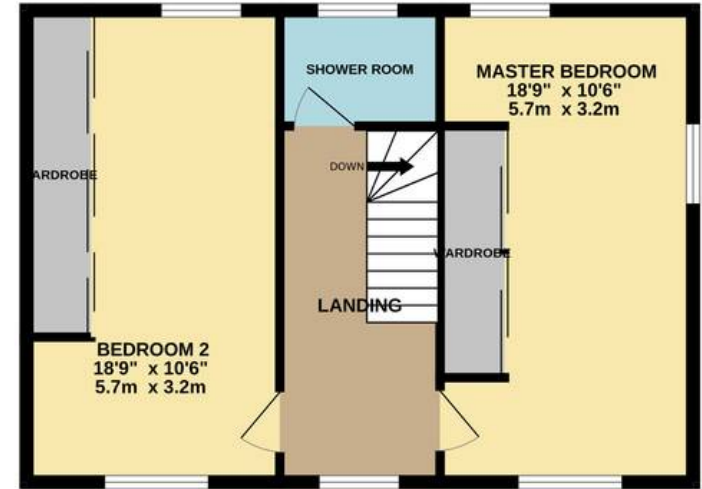
To the front of the property is a driveway providing parking for multiple vehicles with an area laid to lawn with gated access to the rear. The large established rear garden has plenty of mature shrubbery and fruit trees, a detached garage with up and over door and paved seating area. The rest is mostly laid to lawn with further planted shrubs.



GROUND FLOOR



1ST FLOOR



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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(GOTTA BE QUICK!)

