



37 Highwood Avenue, North Stoneham Park, Eastleigh - SO50 9QY

£339,500

WHITE & GUARD

37 Highwood Avenue

North Stoneham Park, Eastleigh

INTRODUCTION

This delightful two bedroom terraced house, positioned within North Stoneham Park was constructed just over three years ago. With around seven years remaining on the new homes warranty the property is presented in excellent condition and showcases a modern fitted kitchen, lounge dining room and a ground floor cloakroom. To the first floor, there are two well proportioned double bedrooms and a modern bathroom suite. Externally there is allocated off road parking for two cars plus a visitors space.

LOCATION

Situated in the highly sought-after catchment area of The Crescent Infant & Junior School and Toynbee Secondary School, with excellent transport links and local amenities, including a nursery and community centre. Just a stone's throw away, residents have easy access to Channon Retail Park and are within walking distance of Eastleigh Town Centre offering a variety of shops, restaurants, sporting facilities, and a Vue cinema. Ideally located to provide convenient access to Winchester and Southampton. Southampton Airport Parkway & Eastleigh railway stations give access to London Waterloo, Winchester, and Southampton, with the M3 and M27 both within easy reach. Further elevate the convenience factor, making it an ideal choice for busy commuters.

- EASTLEIGH COUNCIL BAND C
- EPC RATING B FREEHOLD
- DOWNSTAIRS WC
- TWO ALLOCATED PARKING SPACES
- NO FORWARD CHAIN
- REAR GARDEN ACCESS
- BUILT-IN WARDROBES
- WHITE GOODS INCLUDED
- SOLAR PANELS INCLUDED



WHITE & GUARD



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INSIDE

A front door opens to the welcoming entrance hall which has stairs leading to the first floor, a good range of understairs storage and doors lead to the principal ground floor accommodation. A conveniently positioned and well-presented WC can be found located off the hallway and provides a WC, surface mounted wash hand basin, tiled flooring and a radiator to one wall. The modern fitted kitchen, set at the front of the house has a good range of matching wall and base level work units with fitted work surfaces over which incorporate an inset stainless steel sink and drainer, inset gas hob and electric oven. Further integrated appliances include a fridge freezer, washing machine and dishwasher. The kitchen is laid to tiled flooring, has spot lighting and a wall mounted cupboard encloses a central heating boiler. The principal living area is set across the back of the house and looks onto the rear garden, the well-presented room has double glazed French doors to the rear and provides dedicated areas for both living and dining.

The first floor landing has a large fitted storage cupboard and also provides access to a boarded loft space. The master bedroom, positioned at the rear is a sizeable double room with ample space for freestanding bedroom furniture and a purposeful dressing area. Bedroom two, also a large double room benefits from a fitted wardrobe and has two double glazed windows to front elevation. The modern family bathroom suite has a panel enclosed bath with shower attachment over and fitted shower screen, WC, wash hand basin and chrome heated towel rail.



OUTSIDE

Externally the property has allocated parking for two vehicles alongside visitor parking. The enclosed rear garden has been well presented by the current seller and has a paved patio extending to a lawn and a further patio to the rear and a garden shed. A gate to one side provides pedestrian access.

SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Ultrafast Full Fibre Broadband Up to 1800 Mbps download speed Up to 120 Mbps upload speed. This is based on information provided by Openreach.

Ground rent charge is £122.18 pa

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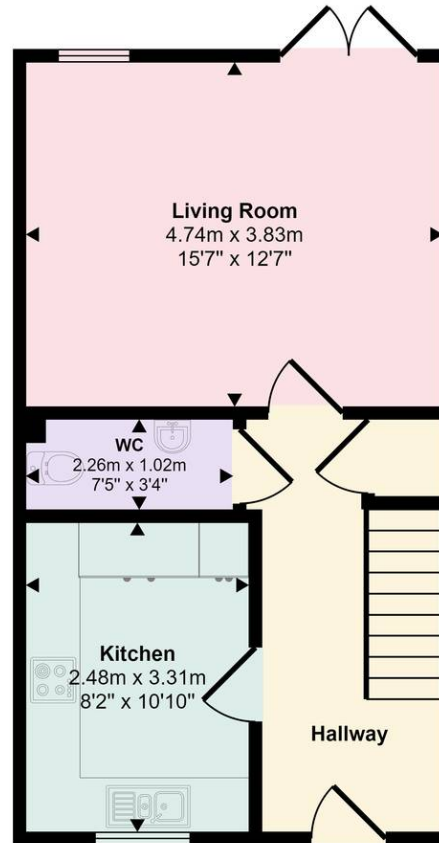
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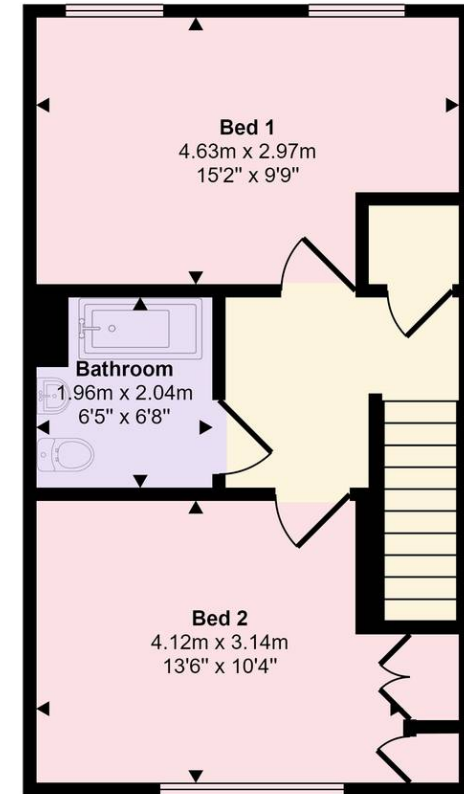
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Approx Gross Internal Area
80 sq m / 858 sq ft



Ground Floor
Approx 40 sq m / 430 sq ft



First Floor
Approx 40 sq m / 428 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.