



437 Fair Oak Road, Fair Oak - SO50 7AH

Fixed Price £430,000

WHITE & GUARD



# 437 Fair Oak Road

## Fair Oak, Eastleigh

A substantial, attractive four-bedroom semi-detached family home, conveniently positioned to local amenities and within close proximity to Fair Oak School and Wyvern College this extended family home offers well-proportioned living accommodation throughout. The property comprises a formal lounge, family room, large kitchen /breakfast room and shower room. To the first floor there are four well-proportioned bedrooms and a modern family bathroom. Externally the property boasts a private rear garden and driveway for several cars. To fully appreciate both the property's location and the accommodation on offer an early viewing is highly recommended.

### LOCATION

The property is located in the heart of Fair Oak village and is within catchment for Fair Oak's primary schools and only minutes away from Wyvern College which caters for 11-16 year olds and has academy status. Hedge End's retail park, which includes M&S and Sainsburys, is also nearby, as is Eastleigh's thriving town centre, which offers a broad range of shops and amenities including a mainline train station. Southampton Airport and all main motorway access routes are also within easy reach.

- EASTLEIGH COUNCIL BAND D
- EPC GRADE C
- FREEHOLD
- FOUR BEDROOM SEMI DETACHED HOME
- SPACIOUS LIVING ROOM
- MODERN KITCHEN BREAKFAST ROOM
- SHOWER ROOM AND FAMILY BATHROOM
- PRIVATE REAR GARDEN
- DRIVEWAY WITH OFF ROAD PARKING







## INSIDE

A double glazed composite front door opens into the sitting room with a double glazed window to the front, herringbone style flooring and stairs to the first floor. There is a door on the right hand side, which leads to the playroom/ bedroom with continued flooring, a door to the side garden and a window overlooking the front.

The kitchen/ diner runs the full width of the property and has been fitted with matching wall and base units, with white granite worksurfaces with an inset sink and mixer tap. There is a built in electric oven, gas hob and integrated dishwasher, as well as space and plumbing for a washing machine. The kitchen is open to the dining room, which enjoys an attractive outlook onto the garden, with double glazed French doors opening onto the garden. From a door in the kitchen there is a fully tiled shower room with a frosted double glazed window, a shower cubicle, low flush wc and a wash hand basin.

On the first floor landing there are internal doors leading to all accommodation. The master bedroom has a double-glazed window to the front, both bedrooms two and three are located at the side and rear of the property and offer space for freestanding bedroom furniture and are well proportioned rooms, whilst bedroom four, a single room, has a double glazed window to the front elevation. The large family bathroom is fully tiled and comprises of a panel enclosed bath with mixer tap and shower attachment, vanity wash hand basin low flush WC and a window overlooking the side elevation.

## OUTSIDE

There is a large driveway providing off road parking for several vehicles. The rear garden is enclosed and has a patio area adjoining the property and is mainly laid to lawn.



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 : Copper Broadband Up to 1 Mbps upload speed Up to 21 Mbps download speed. This is based on information provided by Openreach.

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Disclaimer

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