

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. The 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 over, 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

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.





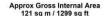


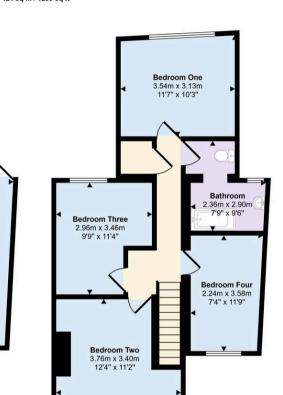












Ground Floor Approx 65 sq m / 698 sq ft

Sitting Room/ Dining Room

3.79m x 7.04m

12'5" x 23'1"

Kitchen/Diner

5.59m x 4.36m

18'4" x 14'4"

Shower Room 2.26m x 1.67m ▶ 7'5" x 5'6"

Playroom /

Bedroom 2.35m x 5.08m

7'9" x 16'8"

First Floor Approx 56 sq m / 601 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.