



52 Chiltern Crescent, Fair Oak - SO50 7GJ

Offers Over £460,000

WHITE & GUARD

52 Chiltern Crescent

Fair Oak, Eastleigh

An immaculately presented detached, three double bedroom home in the ever-popular Crowdhill development. The ground floor accommodation comprises an entrance hall, full width kitchen / diner, lounge and hall cloakroom. On the first floor are three double bedrooms with en-suite to master and family bathroom. Outside has a driveway, garage and enclosed rear garden. We anticipate a high level of interest an early viewing comes highly recommended.

LOCATION

The property enjoys a private and peaceful location within the development, set away from the road on a private driveway whilst also being within walking distance to bridle paths and lovely countryside walks. The property further benefits from being within catchment for Fair Oak Primary School and Wyvern College, which has academy status and caters for 11-16 year-olds. Hedge End with its retail park which includes M&S and Sainsburys and just a short drive away, with Eastleigh and its thriving town centre being just a 15 minute drive away. Both Eastleigh train station and Southampton Airport are within easy reach as are all main motorway access routes.

- EASTLEIGH COUNCIL BAND D
- EPC RATING B
- FREEHOLD
- THREE BEDROOM DETACHED FAMILY HOME
- IMMACULATLY PRESENTED THROUGHOUT
- KITCHEN DINING ROOM
- THREE DOUBLE BEDROOMS
- ENSUITE AND FAMILY BATHROOM
- GARAGE AND DRIVEWAY
- LOW MAINTENANCE REAR GARDEN

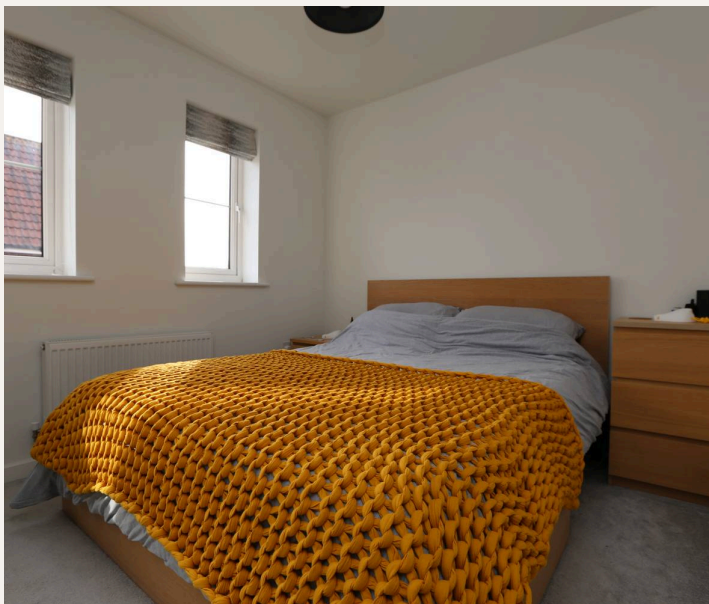




INSIDE

You enter the property into a spacious entrance hall with stairs leading to the first floor, under stair storage, cloakroom and doors leading to all principal rooms. A door to one side opens to the sitting room with a window overlooking the front. The kitchen / diner spans the width of the rear of the property. The kitchen area has spotlights and has been fitted with white wall and base units and contemporary work tops with an inset sunk unit. The central island has an induction hob with extractor hood, under counter electric oven. Integrated dishwasher and space/ plumbing for a washing machine. The dining area has space for a table and chairs, radiator and patio doors opening to the rear garden.

The first-floor landing has doors leading to all rooms with access to the airing cupboard and loft. There are two double bedrooms with windows to the rear aspect, both laid to carpet. The master bedroom has a window to the front aspect and is laid to carpet with built in wardrobes to one wall. There is a door leading to the en-suite which has a window to the front, spotlights and has tiled flooring with full wall tiling, walk-in shower, wash hand basin, low-level W/C and wall mounted heated towel rail. The family bathroom has a window to the side, spotlights, oak effect flooring with a panel enclosed bath, walk in double shower, wash hand basin, low level W/C and wall mounted heated towel rail.



OUTSIDE

To the front of the property is a tandem driveway accommodating parking, a garage with up and over door and power, lighting and a door to the rear garden. Gated pedestrian access to the rear garden and an enclosed front garden laid to paving with raised shrubbery flower beds and a picket fence with footpath leading to the front door. The rear garden has an adjoining patio area, rear deck area, mainly laid to lawn and area behind the garage.

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 : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

Estate Management charge is £120.00 per year.

T: 023 8202 2199

457 Fair Oak Road, Fair Oak,
Southampton, Hampshire, SO50 2AJ

E: fair oak@whiteandguard.com

W: whiteandguard.com

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.



rightmove

PRS Property Redress Scheme

Zoopla

