



7 Brunswick Road, Fair Oak - SO50 8FF
£450,000

WHITE & GUARD

7 Brunswick Road

Fair Oak, Eastleigh

INTRODUCTION

This stunning four-bedroom semi-detached home has been tastefully renovated by the current owners with high quality finishing throughout. Accommodation on the ground floor comprises a large entrance hall, spacious lounge, modern kitchen / dining / family room and cloakroom. On the first floor are four well-proportioned bedrooms and a family bathroom. We anticipate a high level of interest an early viewing comes highly recommended.

LOCATION

The property is in a quiet part of a popular road with off road parking, local shops, and regular bus routes all within easy access. It is also in the 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 and its retail park that include M&S and Sainsburys is also nearby, as is Eastleigh and its thriving centre, broad range of shops and amenities and mainline railway station. Southampton Airport is a stone's throw away and all main motorway access routes are also within easy reach.

- EASTLEIGH COUNCIL BAND C
- EPC RATING D FREEHOLD
- FOUR BEDROOM SEMI DETACHED HOME
- SPACIOUS LOUNGE
- MODERN KITCHEN/FAMILY ROOM
- CLOAKROOM
- LANDSCAPED REAR GARDEN
- GARAGE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES





INSIDE

You enter the property into a spacious entrance hall which has a window to the side, oak doors leading to all rooms, stairs to the first floor and is laid to tile flooring with spotlights. A door to one side opens into the large lounge which has a window to the front aspect and is laid to carpet with spotlights, there is panelling to one side and a media wall with electric fire and plenty of space for free standing furniture. The real heart of the home is the incredible kitchen / dining / family room which has French doors leading to the rear garden, a side door and window to the rear, the room is laid to tile flooring with spotlights and plenty of space for a dining table and chairs, sofa, and wall mounted TV. The kitchen itself has been fitted with a range of high gloss wall and base level units with cupboards and drawers under and complimentary quart worktops. There is space for an American style fridge freezer with integrated dishwasher, washing machine, wine cooler, double oven and induction hob with extractor over. The cloakroom has been fully tiled with spotlights and fitted with a low-level W/C and wash hand basin.

The first-floor landing has doors leading to all rooms, loft access and is laid to carpet with spotlights. The spacious master bedroom has a window to the front aspect and has been laid to carpet with a built-in wardrobe. Bedroom two, another double, has dual aspect windows to the front and rear and is laid to carpet with spotlights. Bedroom three has a window to the rear aspect and is laid to carpet and bedroom four faces the front aspect and is laid to carpet. The well appointed family bathroom has a window to the rear aspect and is laid to tile flooring with spotlights, there is a panel enclosed bath with rainfall shower over and glass screen, low level W/C, wash hand basin and wall mounted heated towel rail.



OUTSIDE

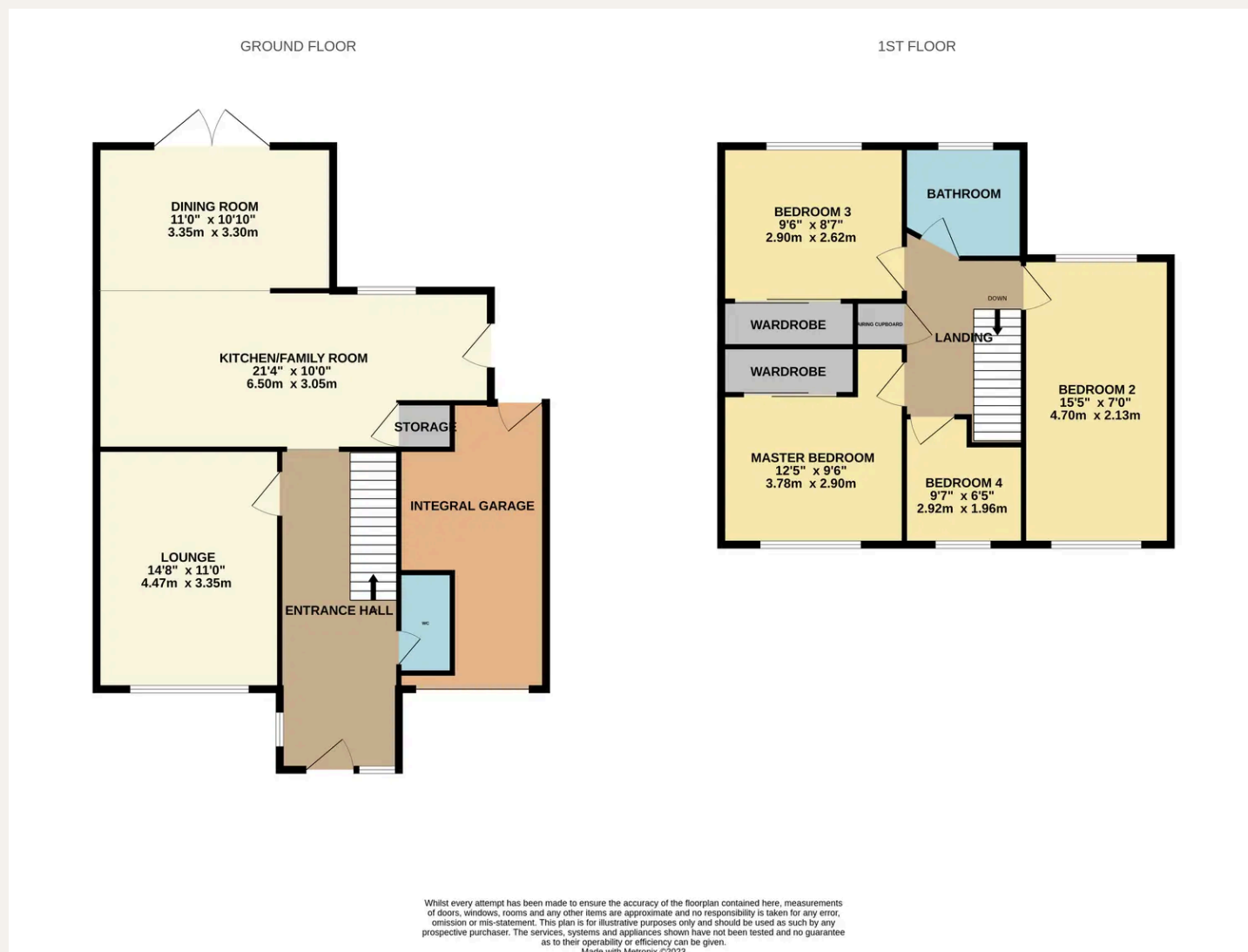
To the front of the property is a driveway that can accommodate parking for up to three vehicles, access to the garage via electric door and a mature hedge boarder. The landscaped rear garden has a raised decked seating area ideal for entertaining, currently there is an inset hot tub, there is also rear access to the garage. The rest of the garden is laid to artificial lawn with a further paved seating area and raised sleeper flower beds either side.

SERVICES:

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

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.



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