



53 Eastleigh Road, Fair Oak - SO50 7JD  
£335,000

WHITE & GUARD



# 53 Eastleigh Road

## Fair Oak, Eastleigh

A well-presented three-bedroom semi-detached family home, ideally located close to local schools, shops and amenities. This lovely family home has been refurbished by the current owners to a high standard throughout, with accommodation comprising a spacious through living / dining room, modern kitchen and luxury fitted family bathroom with separate WC. Additional benefits include a good size secluded rear garden, a garage with access from the rear providing off street parking. Must be viewed to avoid disappointment.

### LOCATION

The property is located in the pretty village of Fair oak which has some fantastic local public houses, a local butcher, bakers and other small independent shops. Also, within catchment for Fair Oak Primary School and 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 are also nearby, as is Eastleigh and its thriving centre, broad range of shops, 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 C
- FREEHOLD
- WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME
- SPACIOUS LOUNGE DINING ROOM
- MODERN KITCHEN
- GOOD SIZE SECLUDED REAR GARDEN
- GARAGE
- OFF ROAD PARKING







## INSIDE

You enter the property into a spacious entrance hall laid to oak effect flooring and stairs leading to the first floor. A door to one side opens into the double aspect 24ft lounge / dining room which has a window overlooking the front garden and a picture window overlooking the rear garden. There is a feature fireplace, plenty of room for free standing furniture and a large dining table and chairs. The room has been laid to oak effect flooring. The kitchen is laid to tile flooring, there is a window to the side aspect and door leading to the rear garden. The kitchen itself has been fitted with a range of shaker style wall and base units with cupboards and drawers under along with complimentary composite worktops. There is space for an oven, space for a washing machine and fridge freezer.

The first-floor landing has been laid to carpet with loft access. The large master bedroom has been laid to carpet with a window to the front aspect, there is a large mirrored wardrobe. Bedroom two is another large double with a window to the rear and laid to carpet. Bedroom three is currently used as an office but is a well proportioned and has a window to the front. The family bathroom has a window to the rear aspect and is laid with a panel enclosed bath with shower over and glass screen, wash hand basin and wall mounted heated towel rail. There is also a separate WC.

## OUTSIDE

To the front of the property is a pathway across a walled garden with steps up to the front door. There is also gated pedestrian access to the side leading to the rear garden. The large rear garden has a wonderful, paved seating area ideal for entertaining with the rest mostly being laid to lawn. There is a rear pedestrian access to the garage which has an up and over door.



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

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.

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