



4 Howard Close, Fair Oak - SO50 7AG

WHITE & GUARD

4 Howard Close

Fair Oak, Eastleigh

We are delighted to present to the market this rarely available four-bedroom, detached family home located in the heart of Fair Oak. Located within moments stroll to the village centre and its array of amenities this ideally located property makes for a convenient family home.

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 E
- • EPC GRADE C
- • FREEHOLD
- • FOUR BEDROOM DETACHED FAMILY HOME
- • UTILITY ROOM & WC
- • MASTER WITH ENSUITE
- • GARAGE & OFF ROAD PARKING
- • ATTRACTIVE REAR GARDEN





INSIDE

The property is approached via a pathway to the entrance hall with built in storage cupboard and stairs to the first floor. The sitting room is a spacious 17ft with a bay window and double doors leading through to the dining room. The dining room is a great size and ideal for entertaining thanks largely to its open plan style to the kitchen and patio doors leading directly to the garden. The kitchen offers a range of wall and base units, with a built-in double oven, gas hob with extractor over and even further space for a large fridge/freezer. Located off the dining room you will find the useful and purpose-built utility room with a door to the garden and a cloakroom with WC facilities.

The first floor offers four good sized bedrooms comprising of three doubles and a single, all bedrooms have built in wardrobes, and the master bedroom benefits further from ensuite shower facilities. The remaining bedrooms are all serviced by a family bathroom suite.

Externally the property is in a conveniently located cul-de-sac in Fair Oak. The property sits back from the road and has a brick paved driveway offering ample off-road parking, a detached garage with power and light that can be accessed via the up and over door to the front or pedestrian door to the rear via the garden and the remainder of the front aspect is low maintenance shingle. The rear garden is landscaped to be enjoyed and has a lawn area, decked area and shingled area to be enjoyed. A small pond is in place and the garden is bordered via purpose-built flower beds and an array of mature shrubs. The garden is fully private and secure via panel enclosed fencing and secure wooden gate.



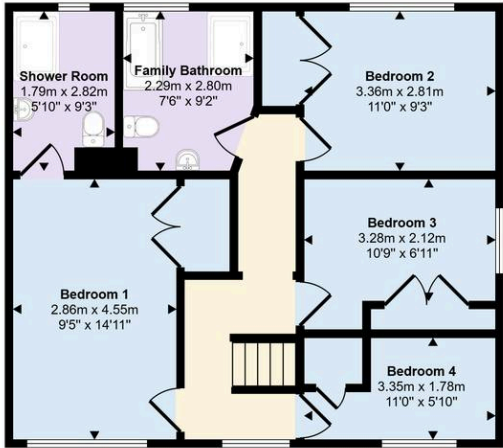
T: 023 8202 2199
457 Fair Oak Road, Fair Oak,
Southampton, Hampshire, SO50 2AJ
E: fairoak@whiteandguard.com
W: whiteandguard.com

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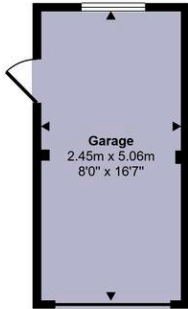


Ground Floor
Approx 63 sq m / 683 sq ft

Approx Gross Internal Area
139 sq m / 1501 sq ft



First Floor
Approx 64 sq m / 684 sq ft



Garage
Approx 12 sq m / 133 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.

