



42 Cranbury Road, Eastleigh - SO50 5HA
£320,000

WHITE & GUARD

42 Cranbury Road

Eastleigh, Eastleigh

An exceptional opportunity to acquire an extended and spacious four-bedroom mid-terraced family home, perfectly situated on the highly sought-after Cranbury Road. Retaining much of its original character, the property boasts high ceilings, picture rails, and decorative ceiling roses, adding to the sense of space and period charm. The property offers over 1500 sq ft of versatile living accommodation, including two large reception rooms, a generous kitchen/diner, a separate utility room and a full downstairs bathroom. To the first floor are four well-proportioned bedrooms and a W.C. To the rear of the property there is a double garage. This is a rare opportunity to purchase a family home of this size in such a prime location. An internal viewing is essential to fully appreciate the space and potential this property has to offer.

LOCATION

Cranbury Road is one of Eastleigh's most requested locations, being just a short walk from the town centre with its wide range of shops, cafes, and amenities. The mainline railway station, offering direct links to London Waterloo, is also within easy reach, as are highly regarded local schools and parks. For commuters, the property provides excellent access to both the M3 and M27 motorways.

- EASTLEIGH COUNCIL BAND C
- EPC RATING D
- FREEHOLD
- EXTENDED MID TERRACED PERIOD HOME
- 1500 SQFT OF ACCOMMODATION
- FOUR GOOD SIZE BEDROOMS
- TWO LARGE RECEPTION ROOMS
- KITCHEN DINER
- LOW MAINTENANCE REAR GARDEN
- DOUBLE GARAGE





INSIDE

Upon entering, the property immediately impresses with its scale. The ground floor accommodation flows beautifully from a central hallway with stairs leading to the first floor. The welcoming lounge is situated at the front of the home, providing a comfortable and spacious main living area with feature fireplace. A second reception area offers fantastic flexibility and could serve perfectly as a family snug, playroom, or a home office, this also has an ornate fireplace. At the heart of the home is the expansive dining room, providing an excellent space for formal dining and entertaining, which leads seamlessly into the well-proportioned kitchen. A standout feature of this home is the large, separate utility room and the convenience of a full downstairs bathroom, adding a layer of practicality rarely found in properties of this style.

The first floor continues to impress with four well-proportioned bedrooms. The master bedroom is a superb size, offering ample space for furniture. Bedrooms two and three are both generous double rooms. Bedroom four makes for a large single room or nursery but could also be converted to create a fantastic upstairs family bathroom (subject to the usual permissions). The first floor is completed by a convenient separate W.C.

OUTSIDE

To the front, the property is set back from the road with a low-maintenance garden area. The rear garden is private and fully enclosed, making it a safe space for families. It provides access to the double 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 is available in the area with speeds of up to 76 Mbps download and 15 Mbps upload. 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.

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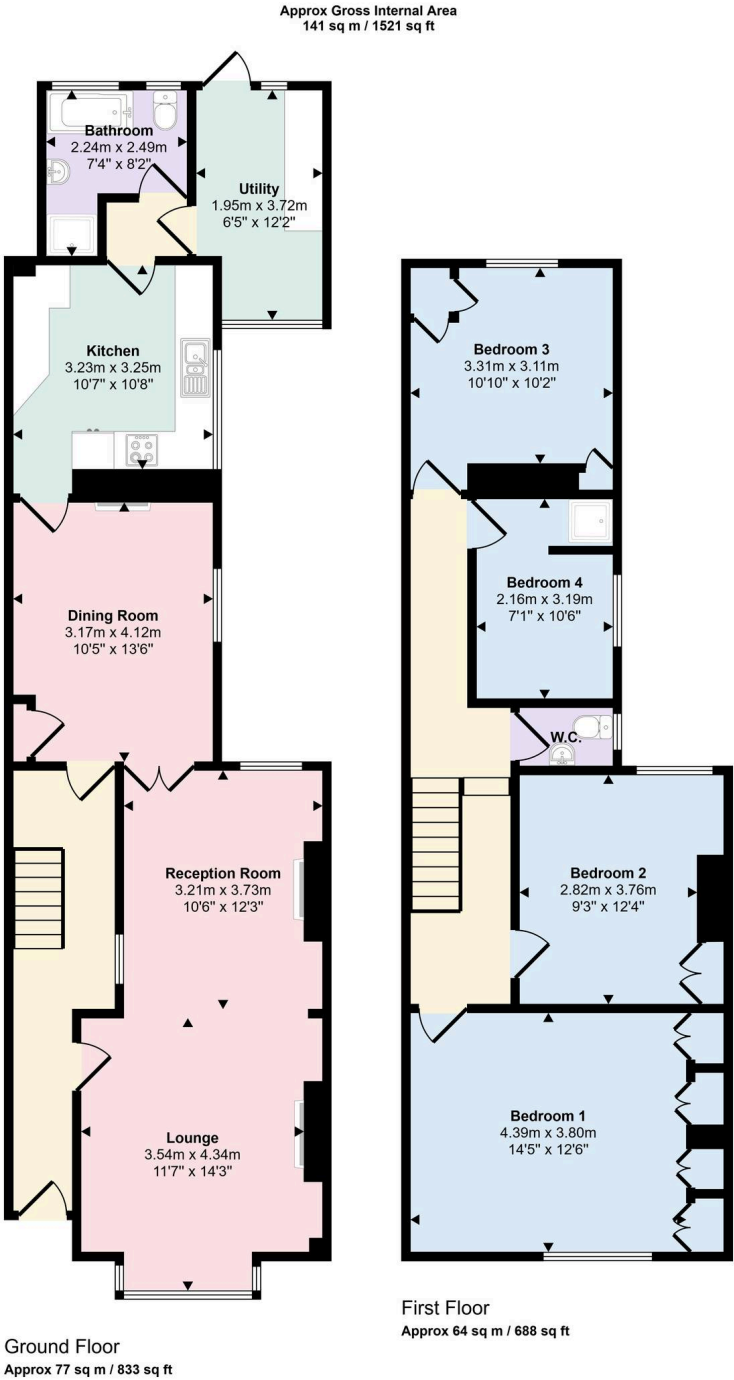
ESTATE AGENT GUIDE 2023

EXCEPTIONAL

SALES

THE GUILD

PROPERTY PROFESSIONALS



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.