



14 Selhurst Way, Fair Oak - SO50 7JX

Guide Price £360,000

WHITE & GUARD



# 14 Selhurst Way

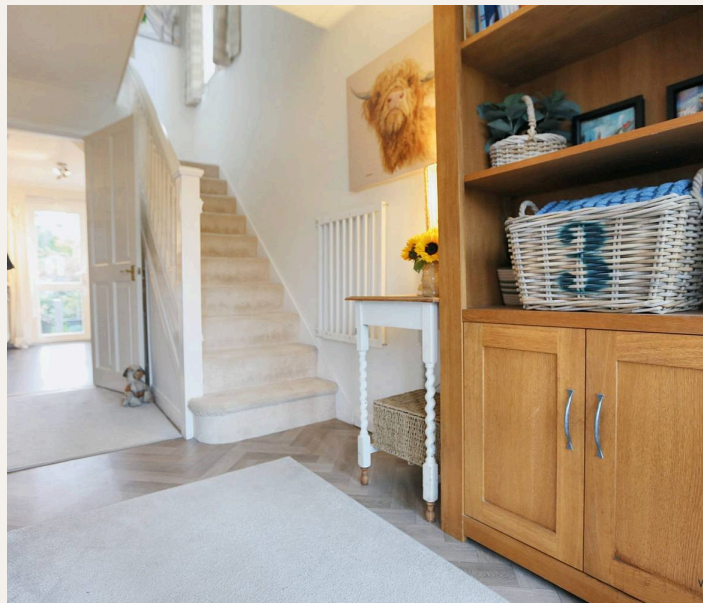
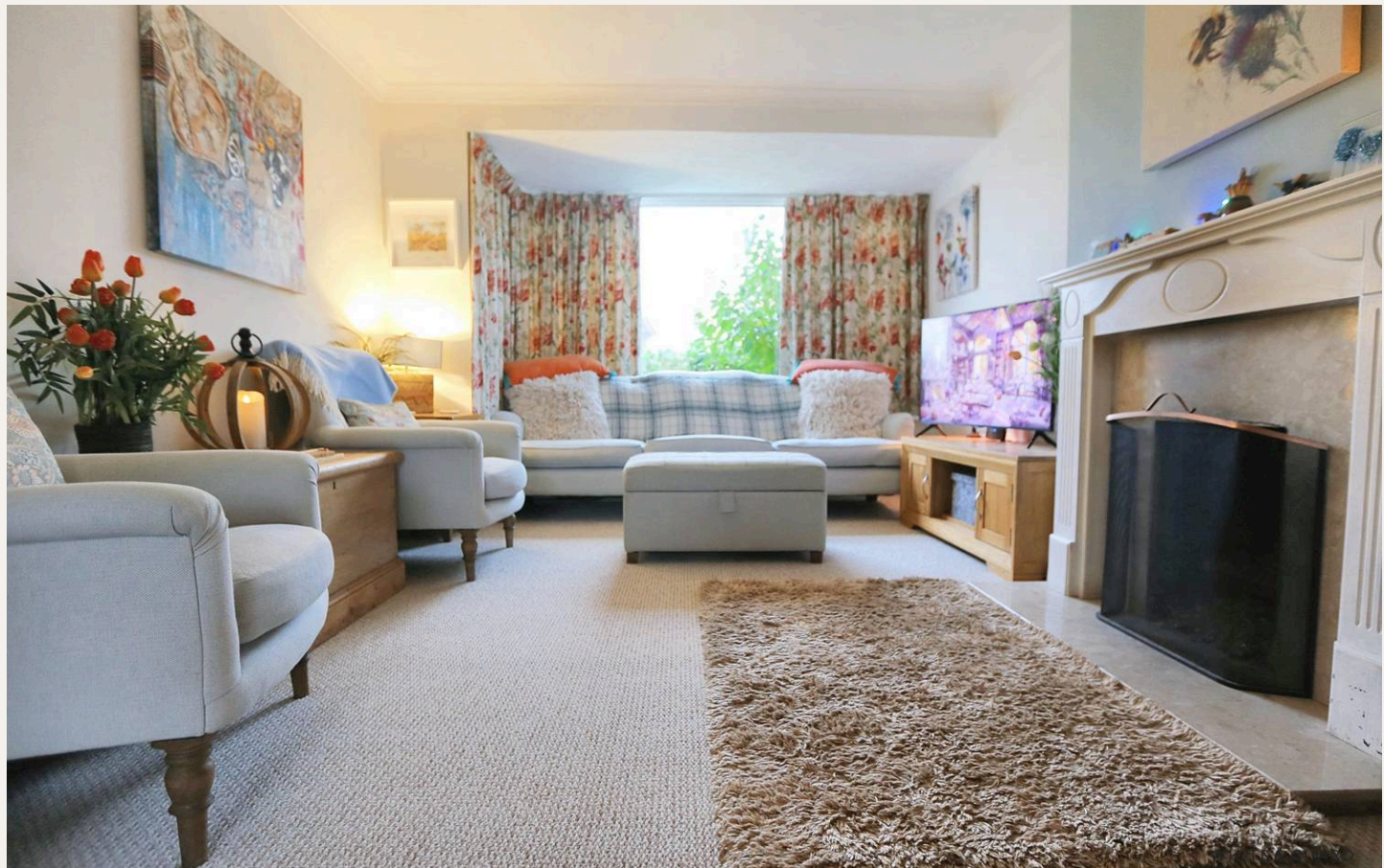
## Fair Oak, Eastleigh

This attractive three-bedroom semi-detached property offers a wonderful blend of character, comfort, and modern living. Situated in a sought-after no through road in the highly sought after residential area of Fair oak, the home provides excellent family accommodation with a stylish interior, a private landscaped rear garden, and convenient off-road parking via a blocked paved driveway that leads up to a detached garage, this really is a must see property so call now to book your viewing.

### LOCATION

The property is located close to Fair Oak village and is within walking distance of local schools, shops and amenities, it is also within catchment for Fair Oak infant & Junior schools along with Wyvern College for 11-16 year old which has academy status. The house is also a short walk from Knowles Park, a haven for wildlife. The pretty neighbouring villages of Bishops Waltham and Botley are just a short drive away. Eastleigh and its thriving town centre with mainline railway station are a short drive away, as is Southampton Airport, and the M27 motorway providing access to all routes including Southampton, Winchester, Chichester, Portsmouth, Guildford and London.

- EASTLEIGH COUNCIL BAND C
- EPC RATING D
- FREEHOLD
- THREE BEDROOM SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- MODERN FAMILY BATHROOM
- LANDSCAPE GARDENS
- DETACHED GARAGE
- DRIVEWAY PROVIDING OFF ROAD PARKING.







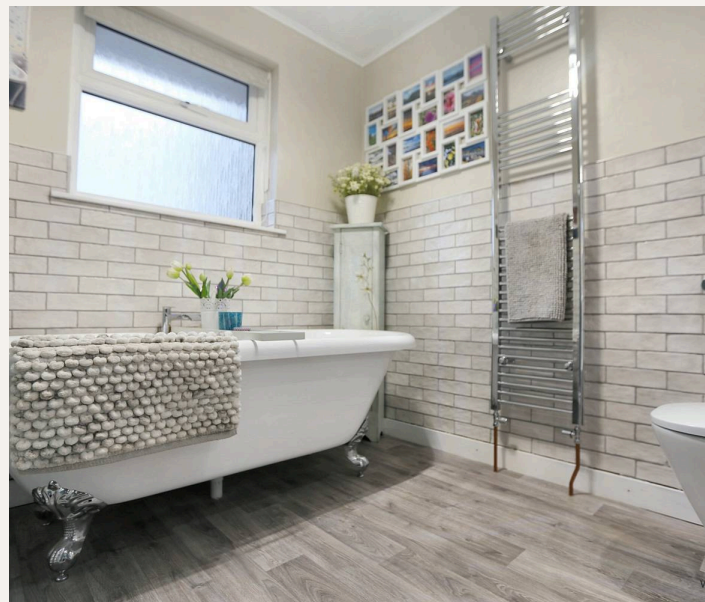
## INSIDE

The welcoming entrance hall leads to a bright and spacious living room, featuring a large bay window that fills the space with natural light, tastefully decorated in neutral tones, the room includes a charming feature fireplace and offers plenty of space for both relaxation and entertaining. To the rear, the dining room is a lovely spacious and bright room with patio doors that offer direct access to the raised patio area that overlooks the landscaped rear garden. The modern dual aspect Kitchen has been fitted with a superb range of grey shaker styled eye level cupboards and matching base units with solid beech wood work surfaces and an inset stainless steel sink. There is a fitted mid height stainless steel double oven and induction hob and spaces for a tall ridge freezer, washing machine and dishwasher.

Upstairs are three well-proportioned bedrooms, each finished to a high standard and offering comfortable, light-filled spaces. The modern family bathroom is beautifully styled with metro wall tiles, a freestanding clawfoot bathtub, double walk in shower unit with chrome mixer bar shower over, a range of gloss white fitted furniture including a vanity unit with storage beneath and an inset wash hand basin, a back to wall W/C, a chrome heated towel rail, and contemporary flooring — creating a luxurious and relaxing environment.

## OUTSIDE

To the front, the property benefits from a neatly landscaped garden and a block-paved driveway providing ample off-road parking. The detached garage offers additional storage or workshop space. The private south facing rear garden features a raised patio area which is ideal for outdoor entertaining and Al fresco dining.



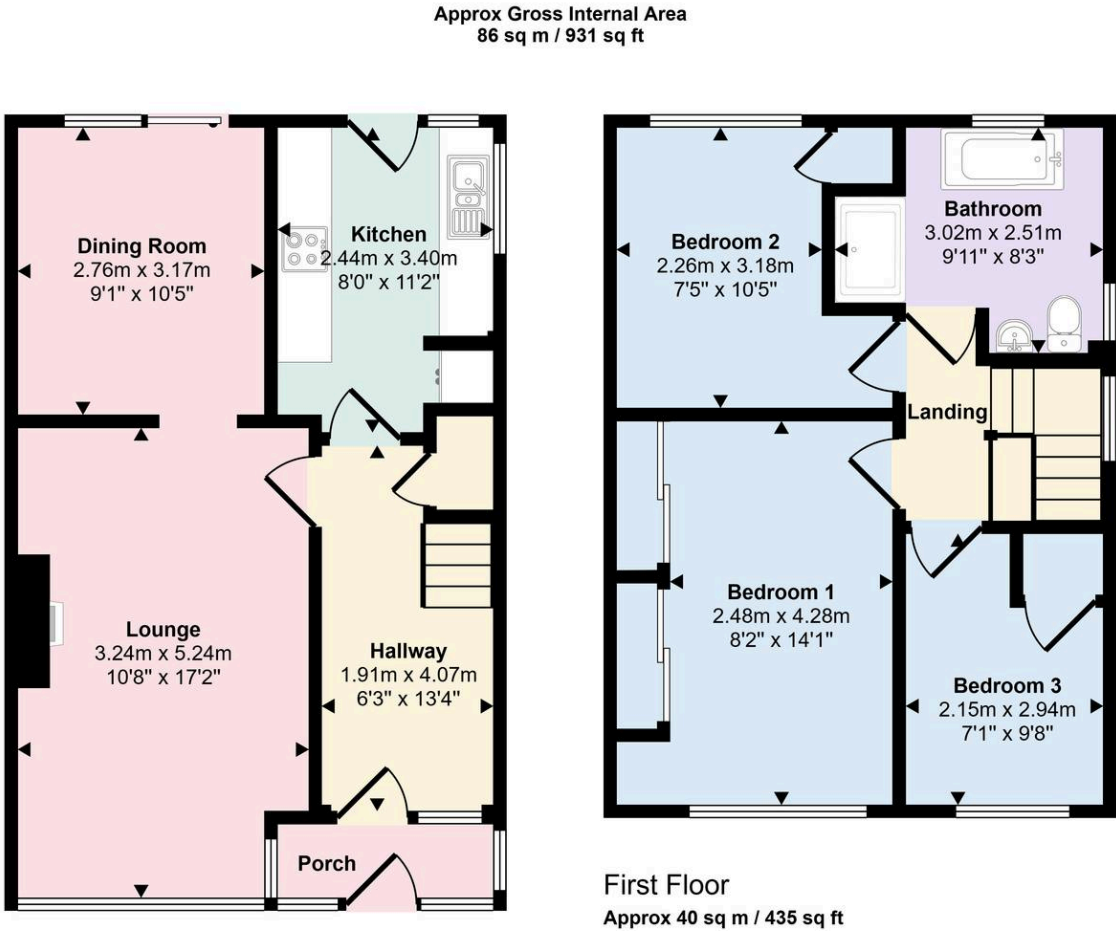


SERVICES:  
Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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

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



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.