





Property Description

Situated on a generous corner plot in the popular Boyatt Wood area, this beautifully presented three bedroom semi-detached house offers fantastic living space both inside and out - perfect for families.

To the front, the property benefits from a stoned driveway providing ample parking for multiple cars.

Inside, the welcoming entrance hall leads through to an expansive ground floor featuring a bright lounge with a feature fireplace, a separate dining room and a large conservatory/family room that opens onto the rear garden.

The well-appointed kitchen is complemented by a useful utility room and a downstairs cloakroom.

Upstairs, there are three generous bedrooms and a modern family bathroom.

Outside, the enclosed rear garden offers plenty of space for entertaining and relaxation, with decking, lawn, a shed, and side access.

Located in a sought-after residential area, this lovely home combines space, comfort, and convenience - an ideal choice for families looking to settle in a great location close to local schools, shops, and transport links.

Conservatory/Family Room

11' 3" x 12' 8" (3.43m x 3.86m)
French doors to garden. Radiator.
Electrics.

Kitchen

12' 7" x 10' 7" (3.84m x 3.23m)
Double glazed window side aspect.
Fitted kitchen with wall and base units.
Space for Range cooker, fridge freezer
and dishwasher. Wooden beams on
ceiling. Under stairs cupboard.

Utility Room

7' 5" x 5' 4" (2.26m x 1.63m)
Double glazed window to rear aspect.
Double glazed door to garden. Space
for washing machine and tumble dryer.
Worktop space. Radiator.

Cloakroom

Double glazed window to rear aspect.
Toilet. Vanity sink.

Landing

Radiator. Loft access.

Entrance Hall

Radiator. Electric box,

Lounge

12' 3" x 11' 9" (3.73m x 3.58m)
Double glazed window to front aspect.
Radiator. Electric feature fireplace, Door to
conservatory. TV port.

Dining Room

11' 4" into bay x 12' 9" (3.45m into bay x
3.89m)
Double glazed bay window to front aspect.
Radiator.

Bedroom 1

12' 5" x 9' 7" (3.78m x 2.92m)

Double glazed window to front and rear aspect. Built in wardrobe. Cupboard housing combi boiler. Radiator.

Bedroom 2

11' 4" x 10' 1" (3.45m x 3.07m)

Double glazed window to front aspect. Built in cupboard. Radiator.

Bedroom 3

10' 8" x 6' 4" (3.25m x 1.93m)

Double glazed window to side. Radiator.

Bathroom

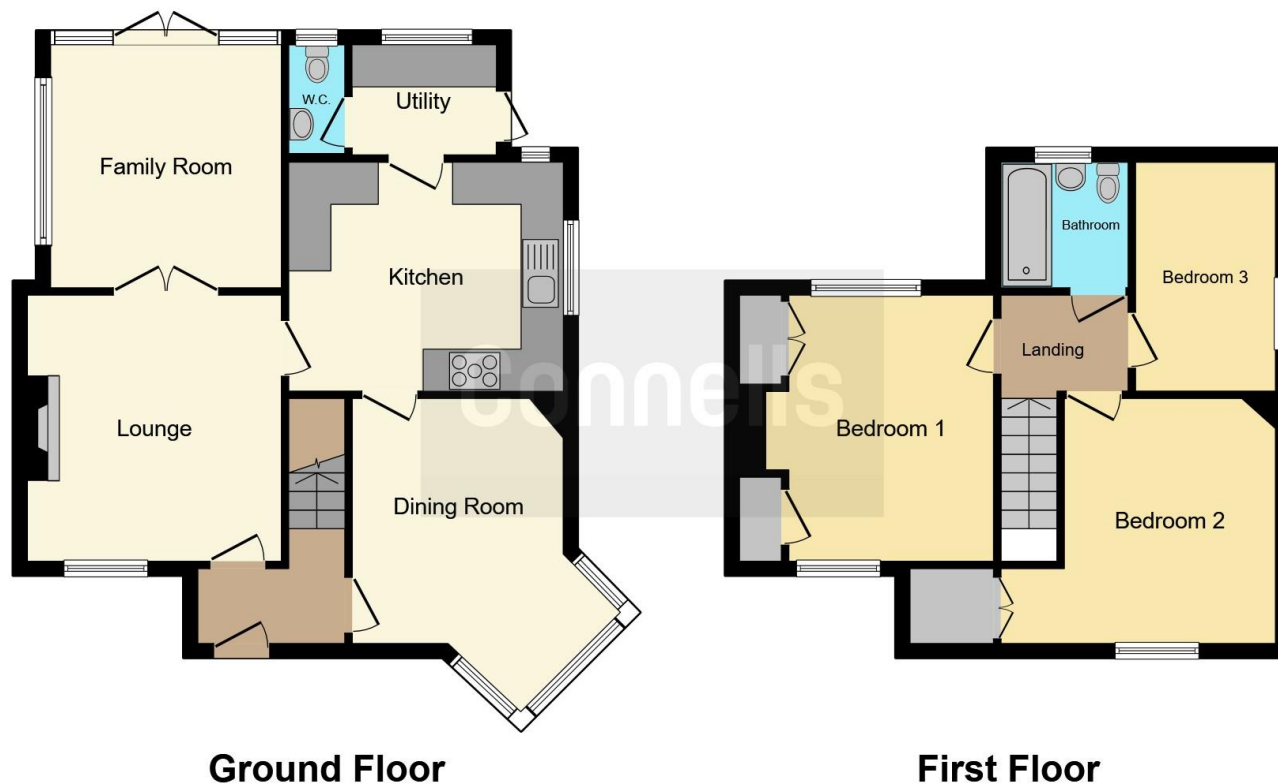
Double glazed window to rear aspect. Bath with shower over. Vanity sink. Toilet. Extractor fan.

Outside

To the front. Large stoned driveway for multiple cars. Lawn area. Corner plot. Gate and pathway.

To the rear. Lawn area. Decking. Shed. Flower beds. Outside tap. Side access. North East facing garden.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 02380 618 343
E eastleigh@connells.co.uk

19 Market Street
 EASTLEIGH SO50 5RH

view this property online connells.co.uk/Property/EGH307682

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EGH307682 - 0003