

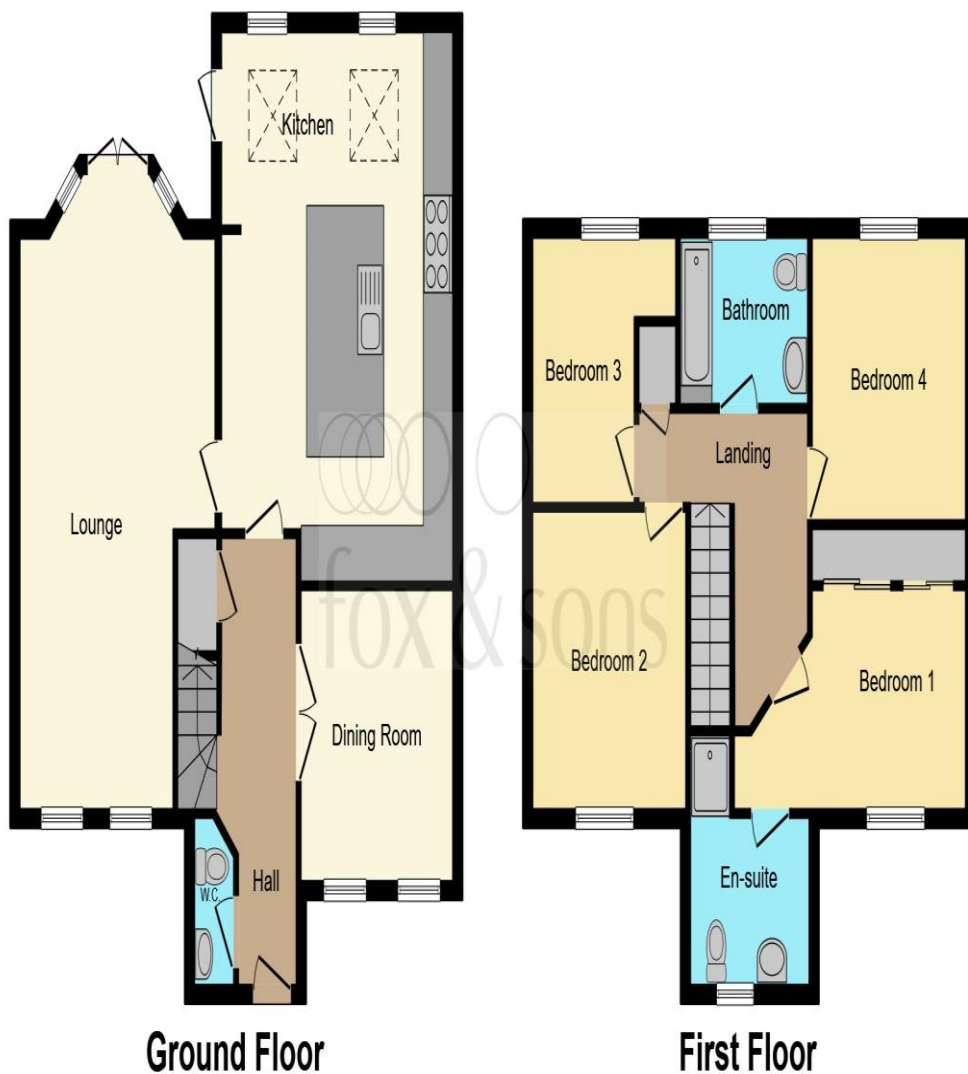


Lawnswood, Fair Oak EASTLEIGH SO50 7EX

welcome to
Lawnswood, Fair Oak EASTLEIGH

Set on a private road in Fair Oak, this stunning four-bedroom detached home features a modern kitchen with breakfast island, double-aspect lounge, separate dining area, and en suite to the master bedroom. With a detached garage, ample parking, and an enclosed rear garden, it's perfect for families.





Ground Floor

First Floor

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



Entrance Hall

Downstairs Cloakroom (w.C)

Lounge

13' 3" x 21' 10" into bay (4.04m x 6.65m into bay)

Dining Room

10' 4" x 10' 2" (3.15m x 3.10m)

Kitchen

15' 7" x 19' 5" (4.75m x 5.92m)

Stairs to First Floor Landing

Master Bedroom

15' 3" x 10' 3" (fitted wardrobes) (4.65m x 3.12m (fitted wardrobes))

En Suit Bathroom

Bedroom Two

10' 6" x 10' 6" (3.20m x 3.20m)

Bedroom Three

10' 3" x 9' 8" (3.12m x 2.95m)

Bedroom Four (I Shaped)

9' 8" x 9' 7" (2.95m x 2.92m)

Family Bathroom

Detached Garage

19' 2" x 16' 10" (5.84m x 5.13m)

Rear Garden

welcome to

Lawnswood, Fair Oak EASTLEIGH

- DETACHED
- FOUR BEDROOMS
- EN SUITE TO MASTER
- THOUGHTFULLY REDESIGNED KITCHEN
- PRIVATE ROAD

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£580,000



directions to this property:

From our office head south on Market St towards Wells Place

Turn left onto Wells Place

At the roundabout, take the 1st exit onto Southampton Rd/A335

Continue to follow A335

At the roundabout, take the 4th exit onto Bishopstoke Rd/B3037

Turn right onto Botley Rd/B3354

Turn left onto Lawnswood where you will find the property indicated by a Fox & Sons For Sale board.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/ELH106342



Property Ref:

ELH106342 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



023 8061 8522



Eastleigh@fox-and-sons.co.uk



44 Market Street, EASTLEIGH, Hampshire, SO50 5RA



fox-and-sons.co.uk