

The Quadrangle, Eastleigh SO50 4FX



## *welcome to* The Quadrangle, Eastleigh

Tucked away in a peaceful cul-de-sac, this charming three-bedroom home offers a perfect blend of space and comfort. With bright living areas, a lovely conservatory, and a generous garden, it's ideal for families. Close to local schools and amenities, it's a fantastic opportunity to make it your own!











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



#### **Front Of Property**

#### Entrance Hall

Living Room 12' 5" x 10' 10" extending to 12' 5" ( 3.78m x Bedroom 3 3.30m extending to 3.78m)

#### **Dining Room**

10' 11" x 10' 9" extending to 11' 5" ( 3.33m x 3.28m extending to 3.48m)

Conservatory 11' 9" x 10' (3.58m x 3.05m)

Kitchen 10' 5" x 7' 8" ( 3.17m x 2.34m )

Cloakroom

#### Landing

Bedroom 1 10' 11" x 10' 9" ( 3.33m x 3.28m )

Bedroom 2 10' 11" x 8' 9" ( 3.33m x 2.67m )

#### Bathroom

10' 10" x 7' 3" ( 3.30m x 2.21m )

#### **Rear Garden**

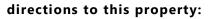
### welcome to

## The Quadrangle, Eastleigh

- **OUIET CUL-DE-SAC LOCATION**
- DRIVEWAY
- SIDE ACCESS
- TWO RECEPTION ROOMS
- CONSERVATORY TO REAR .

Tenure: Freehold EPC Rating: D Council Tax Band: C

# £325,000



Fox and Sons Estate Agents Eastleigh

44 Market St, Eastleigh SO50 5RA

Head south on Market St towards Wells Place

0.1 mi

Turn left onto Wells Pl

240 ft

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

Go through 1 roundabout

0.5 miles





## view this property online fox-and-sons.co.uk/Property/ELH106428



Property Ref: ELH106428 - 0004

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023 8061 8522

Coorle



Eastleigh@fox-and-sons.co.uk

5RA

44 Market Street, EASTLEIGH, Hampshire, SO50

Lawn Road

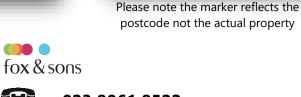
Recreation Ground

Map data @2025

Shakespeare Rd



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Selborne