



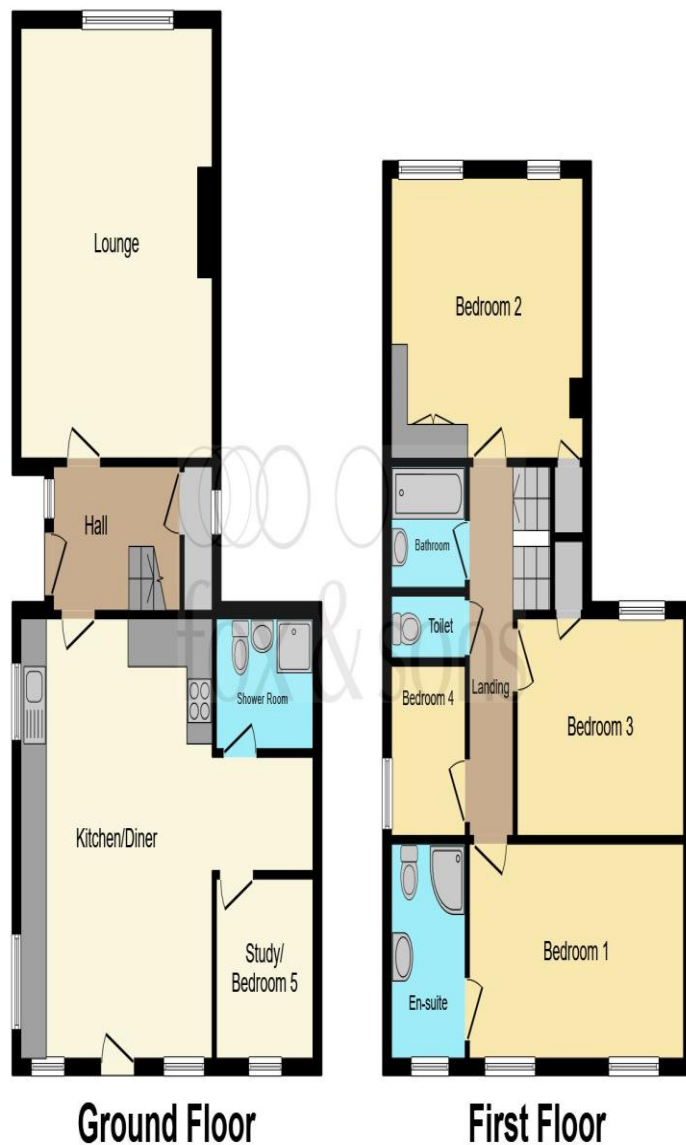
**Bodycoats Road, Chandler's Ford, Eastleigh. SO53 2JD**



**welcome to**  
**Bodycoats Road, Chandler's Ford, Eastleigh**

Family home in the heart of Chandlers Ford, and sought-after Toynbee School catchment area. Four-bedroom, featuring kitchen/living space, study/ fifth bedroom, three-bathrooms, large garden and ample off road parking.





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](http://www.focalagent.com)



#### Entrance Hall

#### Lounge

17' 7" x 14' 11" ( 5.36m x 4.55m )

#### Kitchen/Diner

18' x 14' 10" ( 5.49m x 4.52m )

#### Study/ Bedroom

8' 8" x 7' 6" ( 2.64m x 2.29m )

#### Shower/Wet Room

#### Landing

#### Cloakroom

#### Bedroom 1

18' x 8' 9" ( 5.49m x 2.67m )

#### Ensuite

#### Bedroom 2

15' x 11' ( 4.57m x 3.35m )

#### Bedroom 3

12' 11" x 8' 11" ( 3.94m x 2.72m )

#### Bedroom 4

8' 10" x 5' 4" ( 2.69m x 1.63m )

#### Loft Space

#### Front Garden

#### Rear Garden

#### Parking

#### Outbuildings

**welcome to**

## **Bodycoats Road, Chandler's Ford, Eastleigh**

- DETACHED
- GARAGE
- AMPLE OFF ROAD PARKING
- LARGE REAR GARDEN
- OPEN PLAN KITCHEN/ DINER

Tenure: Freehold EPC Rating: C

Council Tax Band: D

### **Directions to this property:**

Fox And Sons Estate Agents Eastleigh

44 Market Street, Eastleigh SO50 5RA

Turn right onto Mitchell Road

Turn left onto Wells Place

At the roundabout take the first exit onto Southampton Road/A335

At the roundabout take the first exit onto Romsey Road/A335

Turn right onto Oakmount Road

Turn left onto Bodycoats Road where the property will be 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/ELH106621](https://fox-and-sons.co.uk/Property/ELH106621)



Property Ref:  
ELH106621 - 0006

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