



sparkes ellison

52 Crestwood View, Eastleigh, SO50 4NF

£395,000

A charming end-terrace townhouse located in the sought after Boyatt Wood area. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The house features two reception rooms, perfect for entertaining. The property is in great condition throughout and benefits from an integral garage with parking for 2 cars at the front. Crestwood View is close to local amenities, schools and parks.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Cloakroom:

White suite comprising wash basin and W.C.

Snug:

16' x 11'1" (4.88m x 3.37m) Two built in storage cupboards with one accommodating the boiler, French doors onto the garden.

FIRST FLOOR

Kitchen/Dining/Family Room:

28'6" x 16' (8.68m x 4.87m) The kitchen area has a range of units to include built-in fridge freezer, dishwasher, Induction hob, electric oven with an extractor hood and washing machine. Juliet balcony overlooking the garden.

SECOND FLOOR

Landing:

Hatch to loft space.

Bedroom 1:

16' x 10'5" (4.88m x 3.17m) Built in wardrobe.

En-suite Shower Room:

Suite comprising Wash hand basin, shower cubicle, W.C.

Bedroom 2:

11'1" x 8'11" (3.38m x 2.73m) Built in wardrobe.

Bedroom 3:

7'9" x 6'8" (2.35m x 2.03m) Built in overhead storage.

Bathroom:

Suite comprising Wash hand basin, bath with shower attachment, W.C.

OUTSIDE

Front:

Gravel area, path to front door, driveway to garage.

Rear Garden:

Pleasant south easterly facing garden to side and rear with area laid to lawn, patio area, pathway to side access.

Garage:

17'6" x 8'5" (5.33m x 2.57m)

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2008

Approximate Area:

1376sqft/127.6sqm

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Shakespeare Infant/Junior School

Secondary School:

Crestwood Community School

Council Tax:

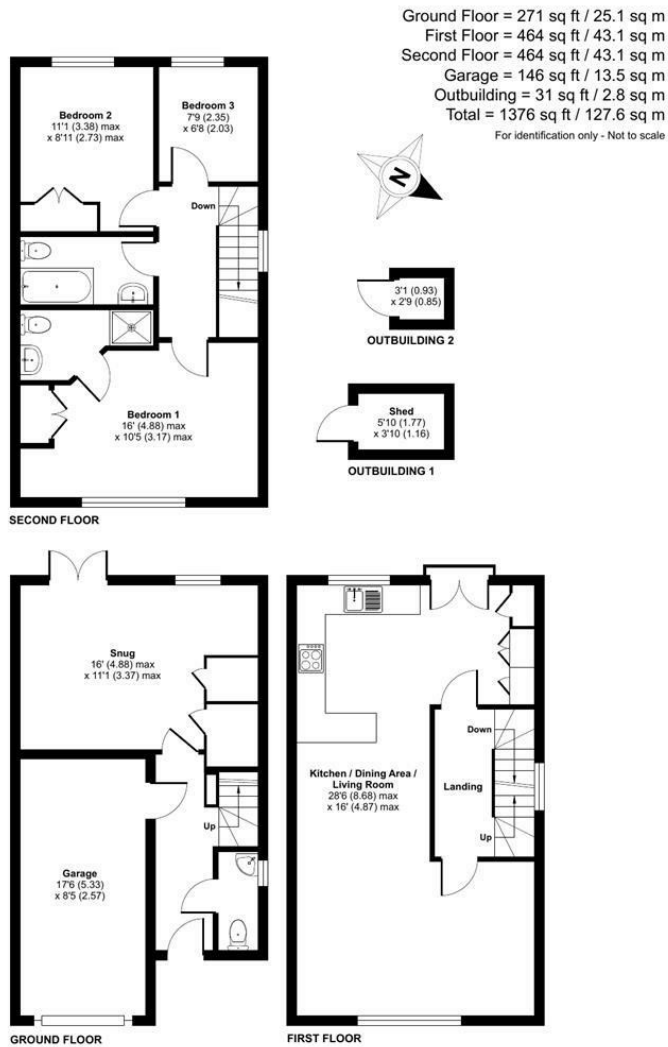
Band D

Local Council:

Eastleigh Borough Council - 02380 688000

Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £20 + vat per person for these checks.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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