



30 Beaucroft Road, Waltham Chase - SO32 2LZ
£395,000

WHITE & GUARD

30 Beaucroft Road

Waltham Chase, Southampton

INTRODUCTION

A three bedroom extended semi detached home with an enclosed rear garden. Accommodation comprises of a spacious sitting room, well proportioned dining room, kitchen, conservatory, downstairs bathroom, study and three bedrooms. To fully appreciate both the location and the accommodation on offer, an early viewing truly is a must.

LOCATION

The house also benefits from being located close to Waltham Chase's primary school, its church, pub, village store and recreation ground. The neighbouring villages of Bishop's Waltham and Wickham are also only minutes away, both of which have a broad range of shops and amenities, as is Botley which has a mainline railway station. Both the Cathedral City of Winchester and Southampton Airport are also just under half an hour away, along with all main motorway access routes also being within easy reach.

- EPC GRADE E FREEHOLD
- WINCHESTER TAX BAND C
- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- SITTING ROOM AND DINING ROOM
- KITCHEN
- CONSERVATORY
- STUDY
- DOWN STAIRS BATHROOM





INSIDE

The front door opens into the entrance hall which has stairs leading to the first floor with under stairs storage and doors through to both the sitting room and the dining room. The sitting room has a bay window to the front, an attractive fireplace and opens through to the spacious dining room which also has a fireplace with in-set wood burner and a window to the side. The kitchen has a window to the side, velux window and has been fitted with a modern range of wall and base units with space for appliances. There is a built-in double oven and gas hob with extractor over. Butler sink. A door then leads through to the family room which has double doors opening to the rear garden a velux window and also providing access to the stylish family bathroom and the study. The bathroom has been re-fitted with a matching suite, comprising bath with shower over, vanity sink unit and WC with complementary tiling. The study has a window to the rear aspect.

On the first floor the landing provides access to all three bedrooms, the master bedroom is a spacious room and has a bay window to the front and benefits from en-suite facilities. The en-suite has been fitted with a corner shower, WC and a wash hand basin. Bedrooms two and three can be found to the rear of the property and both overlook the rear garden.

OUTSIDE

The property benefits from a good size established rear garden which is lawned and enclosed with a paved patio and a garden shed.



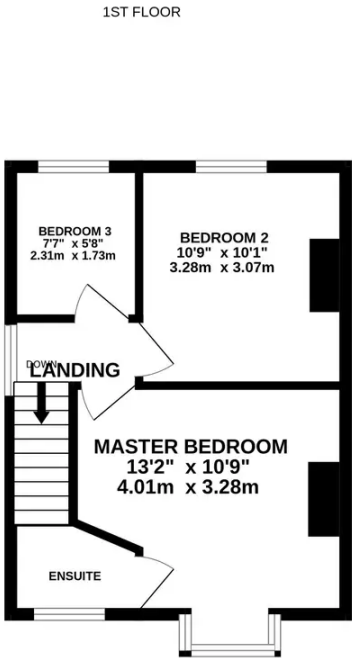
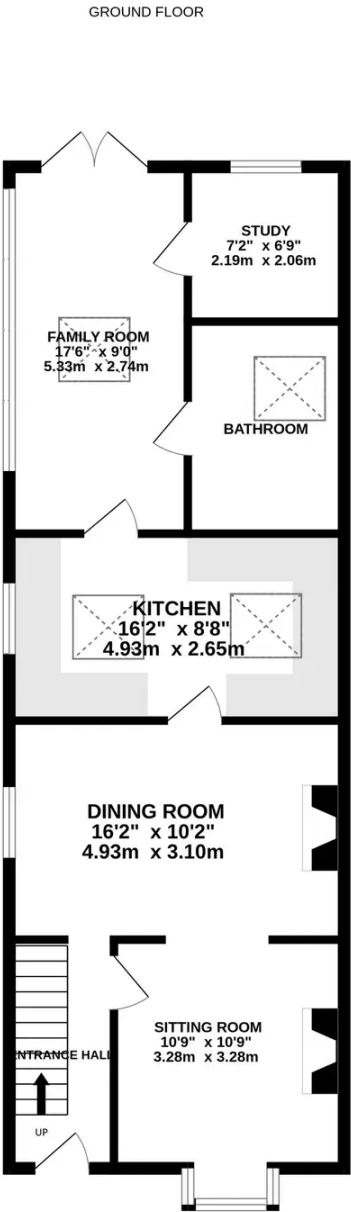
SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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