



sparks ellison

38 Broomhill Way, Boyatt Wood, SO50 4RL

£435,000

Located in Boyatt Wood, Eastleigh, this Georgian style semi detached house on Broomhill Way offers spacious and practical family accommodation. Upstairs comprises four well-proportioned bedrooms and two modern bathrooms. Downstairs features a large entrance hall, sitting room, dining room, kitchen, and utility room, providing a well-balanced layout for family living. Externally, there is a private rear garden and a garage offering secure parking and additional storage. The property is situated in a quiet cul-de-sac with good access to local amenities, making it a strong option for families seeking space and convenience.

ACCOMMODATION

Ground Floor

Entrance hall:

Cloakroom:

White suite comprising WC, wash basin with cupboard under.

Sitting room:

18'4" x 11'0" (5.59m x 3.35m) Electric fireplace and door conservatory.

Conservatory:

16'0" x 6'10" (4.88m x 2.09m) French doors onto rear garden.

Dining room:

13'0" x 9'3" (3.96m x 2.83m) Fitted cupboard accommodating boiler.

Kitchen:

14'2" x 7'4" (4.32m x 2.24m) Range of units comprising integrated microwave, gas cooker, electric oven and freestanding dishwasher to remain.

Utility:

7'5" x 5'3" (2.25m x 1.60m) Fitted units, sink, washing machine/tumble dryer and fridge freezer to stay, access to rear garden.

First floor

Landing

Access to loft space

Bedroom 1:

11'0" x 9'9" (3.36m x 2.97m) Fitted wardrobes.

Bedroom 2:

10'2" x 9'3" (3.11m x 2.82m) Fitted wardrobe

Bedroom 3:

9'6" x 7'4" (2.90m x 2.24m)

Bedroom 4:

10'0" x 7'5" (3.04m x 2.25m)

Bathroom:

Modern suite, bath with shower over, WC, wash basin with cupboard under.

Shower room:

Walk in shower cubicle, WC, wash basin with cupboard under.

OUTSIDE

Front:

Path to front door, lawn and range of shrubs and hedging.

Rear:

Shingled area with path leading to raised garden area with lawn area, flowerbeds bordering and path leading to rear gate for access to driveway and garage.

Garage:

19'9" x 8'6" (6.03m x 2.58m)

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1980's

Approximate Area:

1530 sq ft / 142 sq m

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with connected light and connected ladder.

Infant/Junior School:

Shakespeare Infant School / Shakespeare Junior School

Secondary School:

Crestwood Community School

Local Council:

Eastleigh Borough Council - 02380 688000

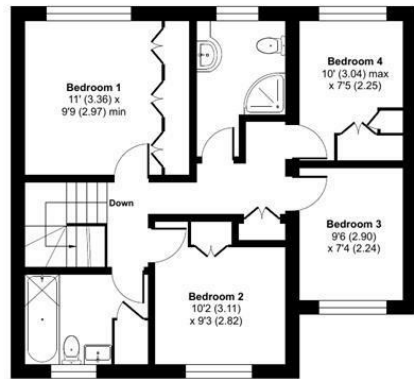
Council Tax:

Band C

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 £60 including vat for these checks regardless of the number of buyers involved.

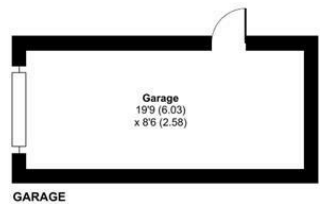
Ground Floor = 743 sq ft / 69 sq m
 First Floor = 620 sq ft / 57.5 sq m
 Garage = 167 sq ft / 15.5 sq m
 Total = 1530 sq ft / 142 sq m
 For identification only - Not to scale



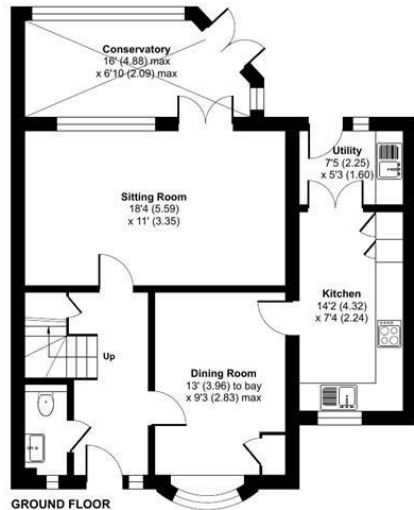
FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	78
(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	



GARAGE



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Sparks Ellison. REF: 1431307

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