



**Rowe  
& Co.**

**102 Bodycoats Road, Chandler's Ford**

Eastleigh

**£375,000**

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## 102 Bodycoats Road

Chandler's Ford, Eastleigh

This wonderful three-bedroom home is offered with no forward chain and has been extended on the ground floor, creating versatile and spacious accommodation. The property comprises an entrance hall, a fitted kitchen, a boot room/utility, a family room that could also serve as a fourth bedroom, a comfortable lounge, a conservatory, and a cloakroom. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a private driveway providing off-road parking and a secluded rear garden, offering an ideal space for relaxing and entertaining.

### LOCATION

Chandler's, Ford is a popular Hampshire town with a variety of shops, restaurants and traditional public houses. The local catchment schools are Toynbee Secondary school, alongside several well-regarded private schools. Approximately a 15-minute drive to Winchester and a 17-minute drive to Southampton, both cities have an extensive range of facilities. Communications are excellent with the M3 and M27 nearby and the railway station has links to Winchester and Southampton; London Waterloo is 57 minutes from Winchester and 65 minutes from Southampton Parkway.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



# 102 Bodycoats Road

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## INSIDE

The property is entered via a welcoming entrance hall, with an opening to one side leading into the modern fitted kitchen. The kitchen features a range of wall and base units with cupboards and drawers beneath complementary worktops, along with a window overlooking the front aspect. An opening from the kitchen leads into a practical utility/boot room, which provides access to the cloakroom. A further door opens into the versatile family room, which could also be used as a fourth bedroom, home office, or playroom. The spacious lounge offers a bright and comfortable living area, complete with stairs rising to the first floor, useful understairs storage, and sliding doors opening into the conservatory. The conservatory enjoys pleasant views over the rear garden and provides an ideal space for relaxing or entertaining. The first floor comprises three well-proportioned bedrooms and a modern family bathroom.

## OUTSIDE

To the front of the property is a driveway providing off-road parking for two vehicles, with gated side access leading to the rear garden. The secluded rear garden features a paved seating area, ideal for outdoor entertaining, while the remainder is mainly laid to lawn. It also benefits from a wooden shed and a pergola, creating an attractive and practical outdoor space.

- No Forward Chain
- Three / Four Bedrooms
- Garage Conversion
- Conservatory
- W/C & Utility
- Driveway
- Modern Kitchen



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GROUND FLOOR



1ST FLOOR

