



3 Brendon Gardens, Fair Oak - SO50 7GG
£430,000

WHITE & GUARD

3 Brendon Gardens

Fair Oak, Eastleigh

INTRODUCTION

Set within a modern, attractive and highly sought after development, this beautifully presented three bedroom detached home offers bright, contemporary accommodation throughout, together with a private rear garden, driveway parking, and a detached garage. The property has been maintained to a high standard and provides an ideal layout for families, down-sizers, or buyers seeking a turnkey home within easy reach of local shops, schools, and countryside walks

LOCATION

The property enjoys a peaceful location within the development, close to bridle paths and some lovely countryside walks. Also within catchment for the popular Fair Oak Primary School and Wyvern College, which caters for 11-16 year-olds. Hedge End with its retail park which includes M&S and Sainsburys and both Winchester and Eastleigh with its thriving town centre are just a short drive away, with both Eastleigh train station and Southampton airport and all main motorway access routes being within easy reach

- EPC RATING B
- EASTLEIGH COUNCIL BAND D
- FREEHOLD
- THREE BEDROOM DETACHED HOME
- KITCHEN DINING ROOM
- ENSUITE TO MASTER BEDROOM
- LOW MAINTENANCE REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING
- DETACHED GARAGE





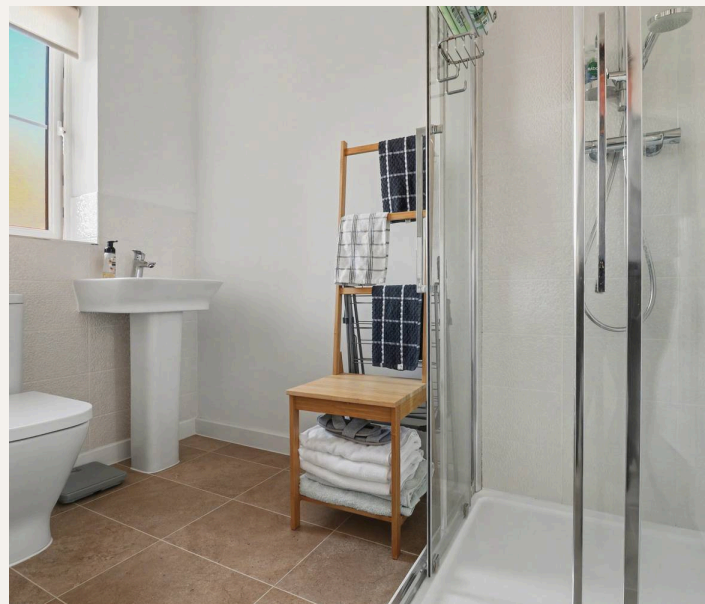
INSIDE

On entering the property, the hallway provides access to a spacious and well proportioned lounge, featuring a large front-facing window that floods the room with natural light. The warm wood-effect flooring continues throughout much of the ground floor, creating a cohesive feel. To the rear, the impressive open plan kitchen/dining/living space forms the heart of the home. With a full range of sleek white units, generous work surfaces, and integrated appliances, the kitchen has been designed for both everyday cooking and entertaining. A central island provides additional preparation space and seating options, while dual sets of patio doors open onto the patio area with electric awning over and garden, extending the living area outdoors during warmer months. A convenient storage cupboard and downstairs cloakroom completes the ground floor.

Upstairs, the home features three well-proportioned bedrooms. The principal bedroom benefits from a fitted wardrobe and its own en suite shower room, fitted with a modern white suite and tiled finish. Bedrooms two and three are served by a spacious family bathroom equipped with a panelled bath, pedestal wash basin, and WC. Both bathrooms are light, airy, and presented in excellent order.

OUTSIDE

The rear garden enjoys a good degree of privacy, bordered by fencing and designed for low maintenance. A central lawned area is complemented by a paved patio, ideal for outdoor dining, with landscaped borders and space for pots and planting. A useful timber shed is positioned to one side. To the front, the home features a small picket-style boundary and pathway leading to the entrance. To the side, there is ample driveway parking which leads to a detached single garage with traditional up and over door.



SERVICES:

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

BROADBAND: Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

Estate Service Charge TBC

T: 023 8202 2199

457 Fair Oak Road, Fair Oak,
Southampton, Hampshire, SO50 2AJ

E: fair oak@whiteandguard.com

W: whiteandguard.com

ANTI-MONEY LAUNDERING REGULATIONS

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

